

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Broadview - Blue Ridge - Shilshole / 39

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 566

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$254,700	\$271,700	\$526,400	\$604,300	87.1%	15.15%
2007 Value	\$284,700	\$304,800	\$589,500	\$604,300	97.6%	15.05%
Change	+\$30,000	+\$33,100	+\$63,100		+10.5%	-0.10%
% Change	+11.8%	+12.2%	+12.0%		+12.1%	-0.66%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.10% and -0.66% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$271,400	\$284,600	\$556,000
2007 Value	\$303,400	\$319,000	\$622,400
Percent Change	+11.8%	+12.1%	+11.9%

Number of one to three unit residences in the Population: 4316

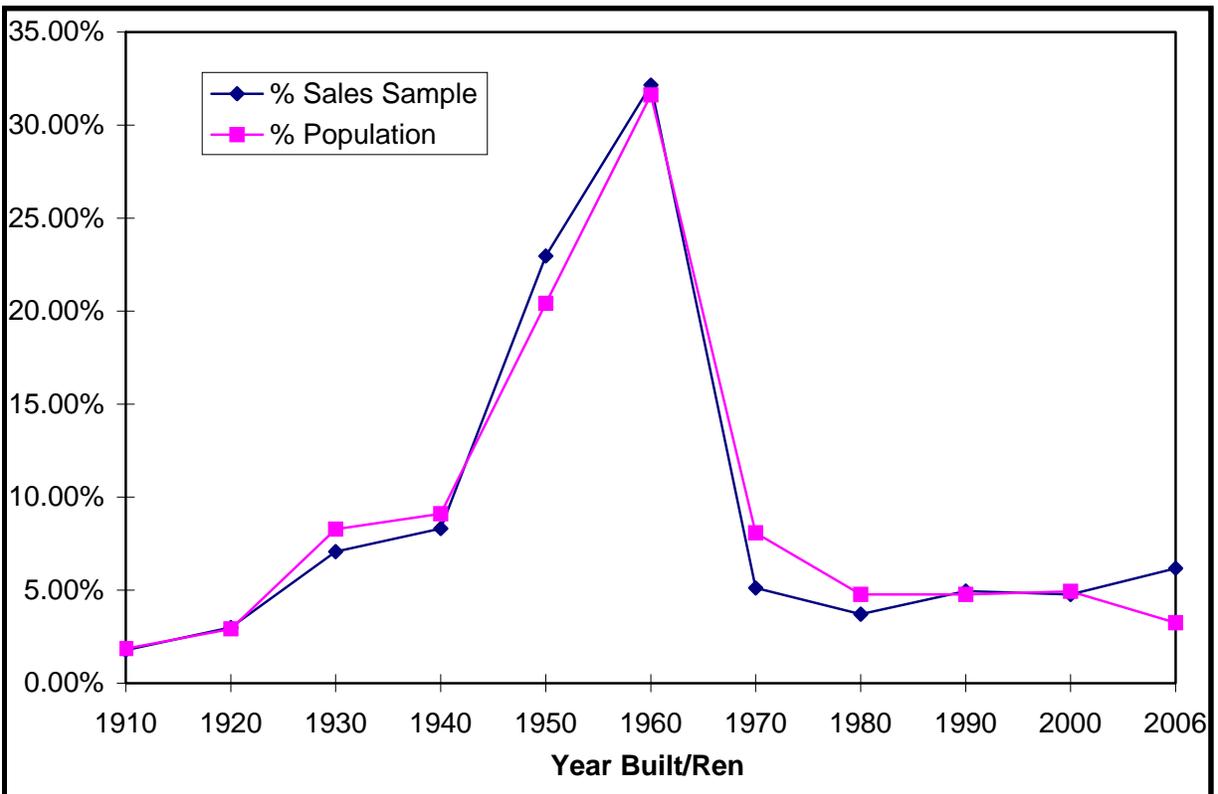
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with homes with more than 3000 SF of AGLA, or homes with an age that is greater than 50 with less than 3001 SF of ALGA were at lower assessment ratios than others and the formula adjusted them upward more than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	10	1.77%
1920	17	3.00%
1930	40	7.07%
1940	47	8.30%
1950	130	22.97%
1960	182	32.16%
1970	29	5.12%
1980	21	3.71%
1990	28	4.95%
2000	27	4.77%
2006	35	6.18%
	566	

Population		
Year Built/Ren	Frequency	% Population
1910	80	1.85%
1920	126	2.92%
1930	357	8.27%
1940	393	9.11%
1950	881	20.41%
1960	1365	31.63%
1970	349	8.09%
1980	206	4.77%
1990	206	4.77%
2000	213	4.94%
2006	140	3.24%
	4316	

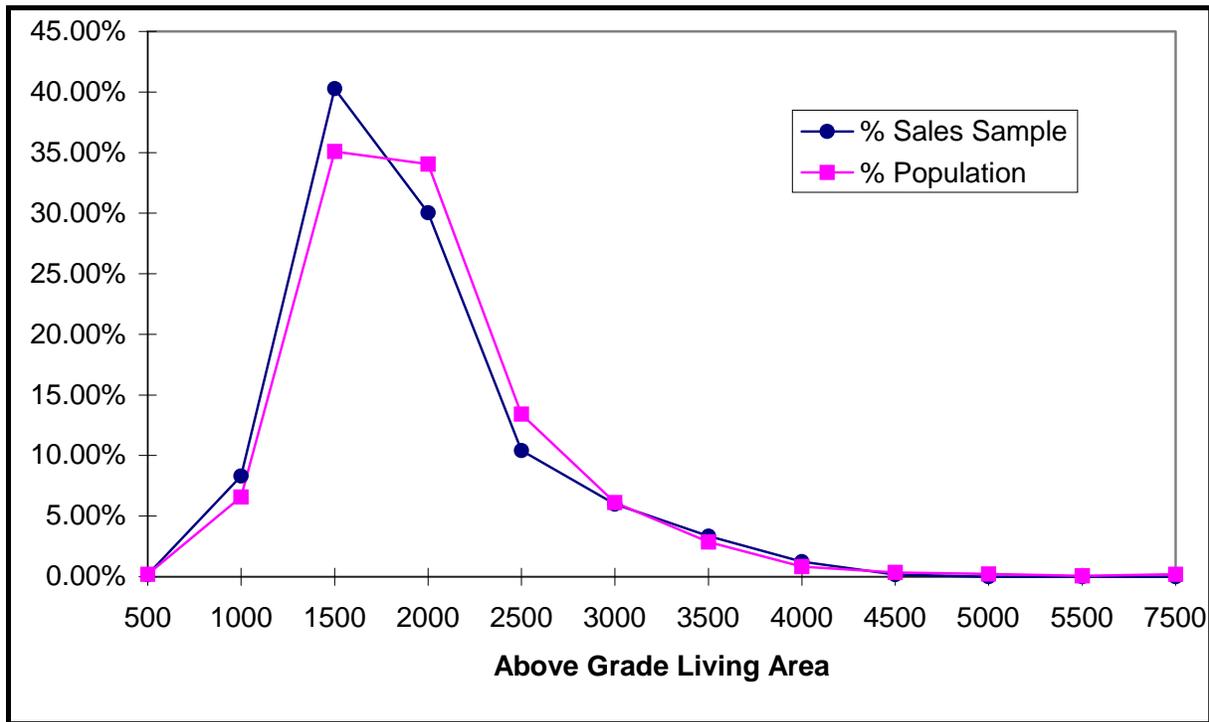


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.18%
1000	47	8.30%
1500	228	40.28%
2000	170	30.04%
2500	59	10.42%
3000	34	6.01%
3500	19	3.36%
4000	7	1.24%
4500	1	0.18%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	566	

Population		
AGLA	Frequency	% Population
500	9	0.21%
1000	284	6.58%
1500	1514	35.08%
2000	1469	34.04%
2500	579	13.42%
3000	264	6.12%
3500	124	2.87%
4000	36	0.83%
4500	15	0.35%
5000	10	0.23%
5500	3	0.07%
10000	9	0.21%
	4316	

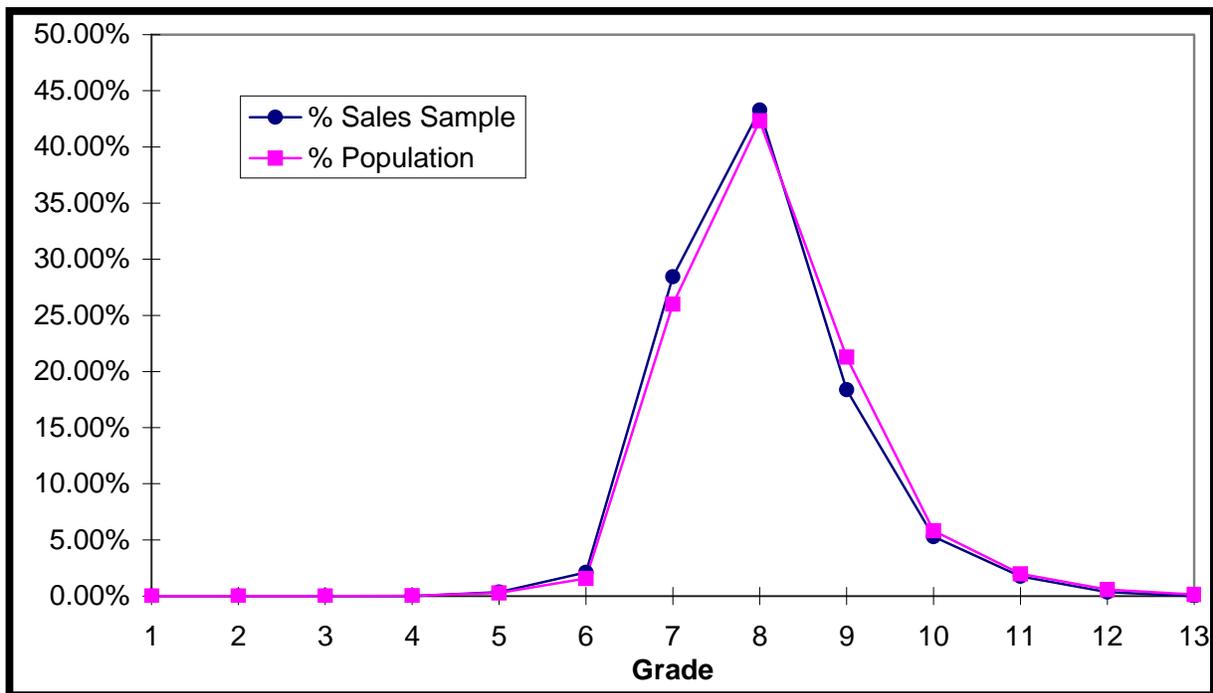


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

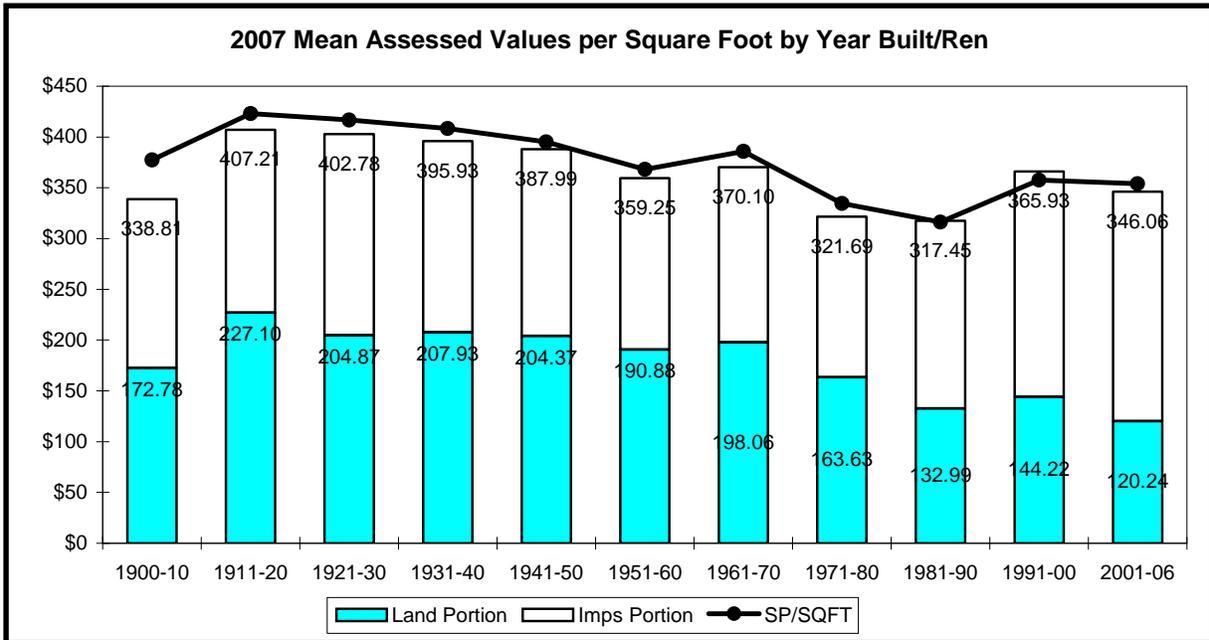
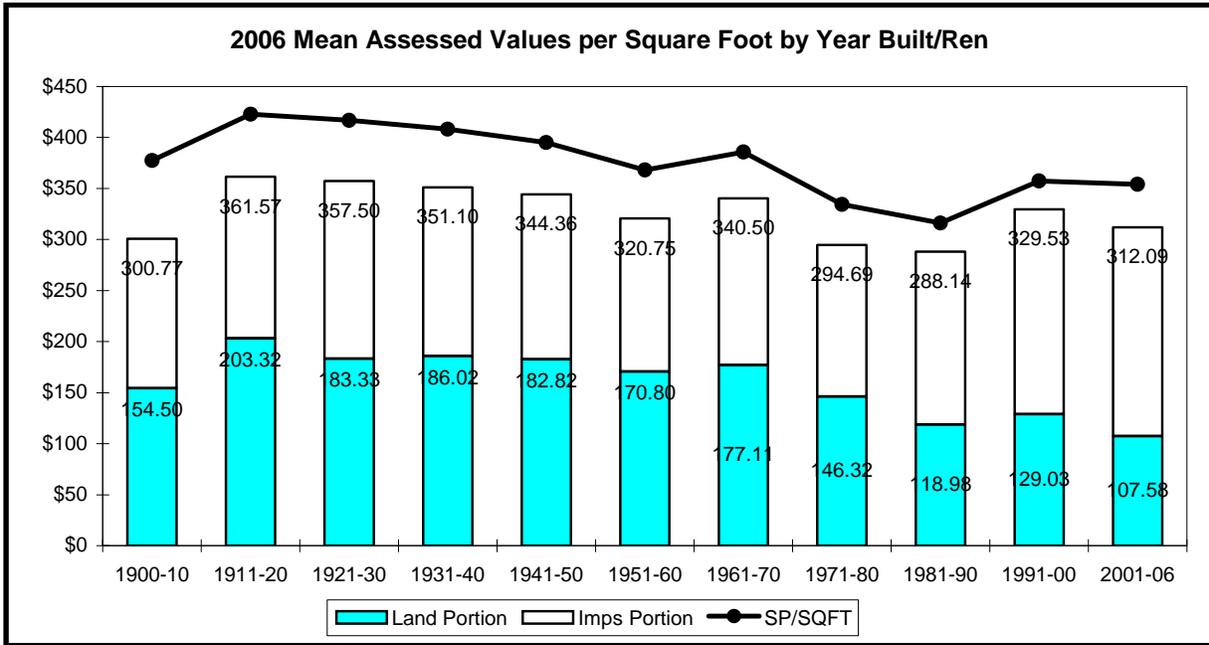
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.35%
6	12	2.12%
7	161	28.45%
8	245	43.29%
9	104	18.37%
10	30	5.30%
11	10	1.77%
12	2	0.35%
13	0	0.00%
	566	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	12	0.28%
6	68	1.58%
7	1122	26.00%
8	1827	42.33%
9	919	21.29%
10	251	5.82%
11	85	1.97%
12	25	0.58%
13	6	0.14%
	4316	



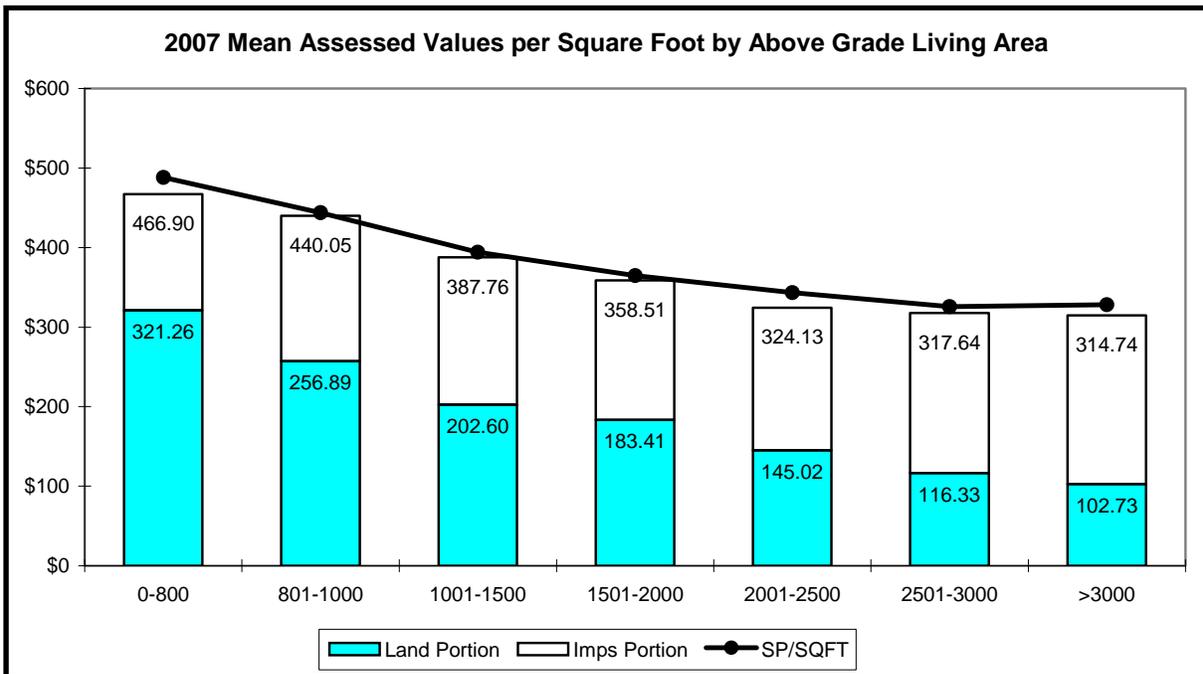
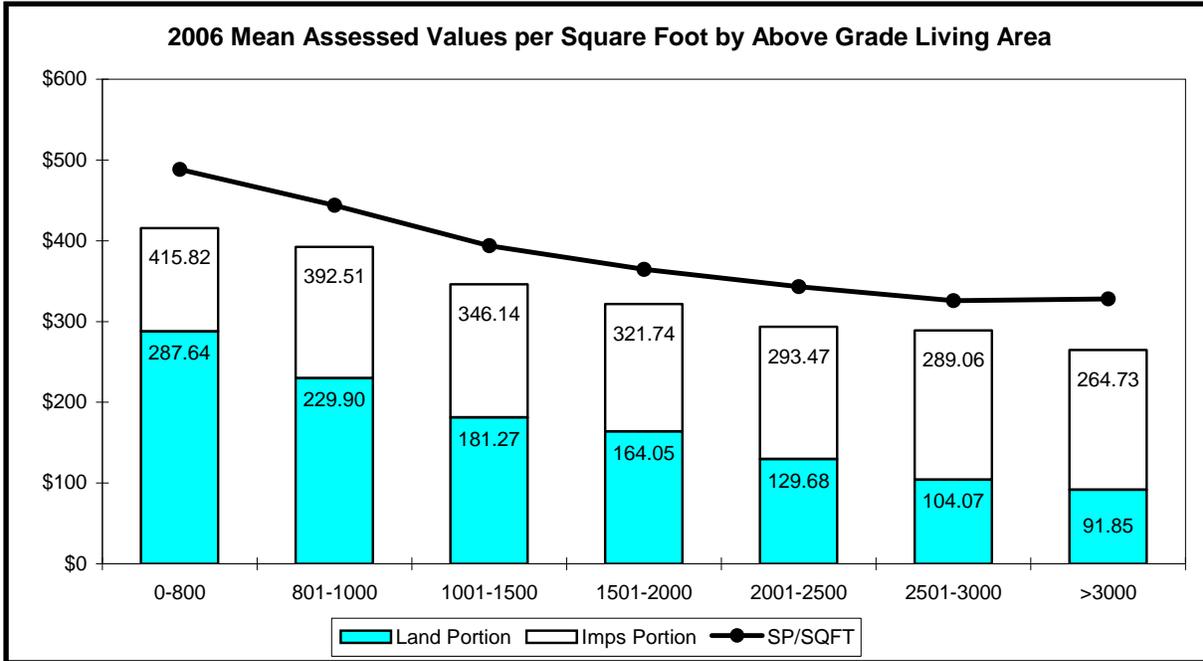
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2006 and 2007 Per Square Foot Values By Year Built / Renovated



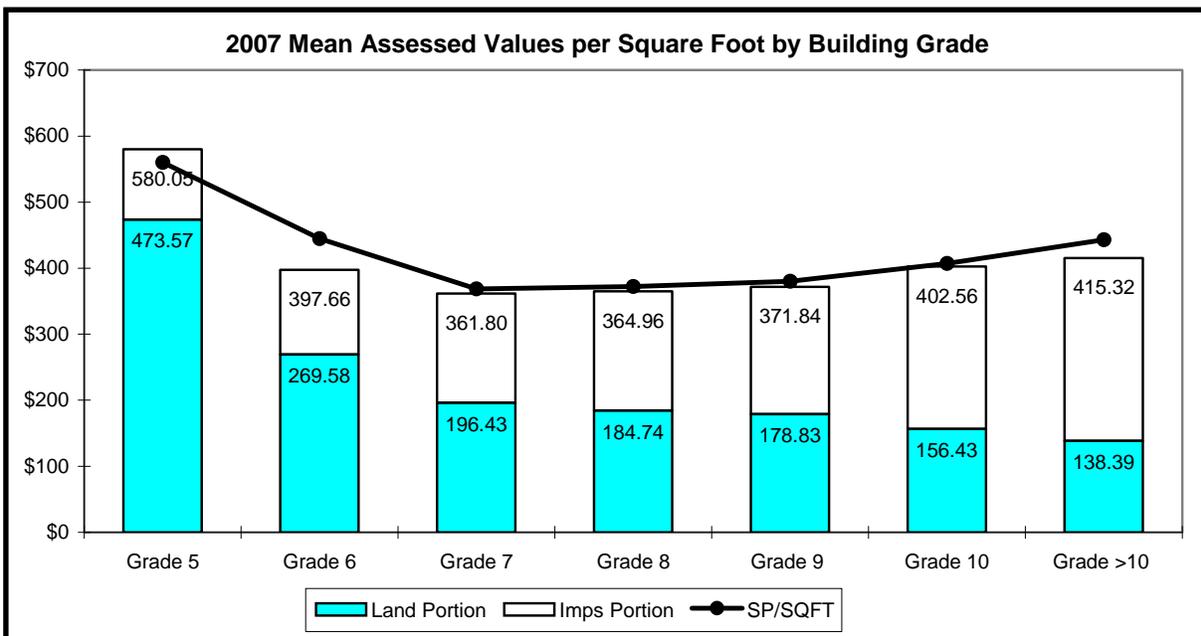
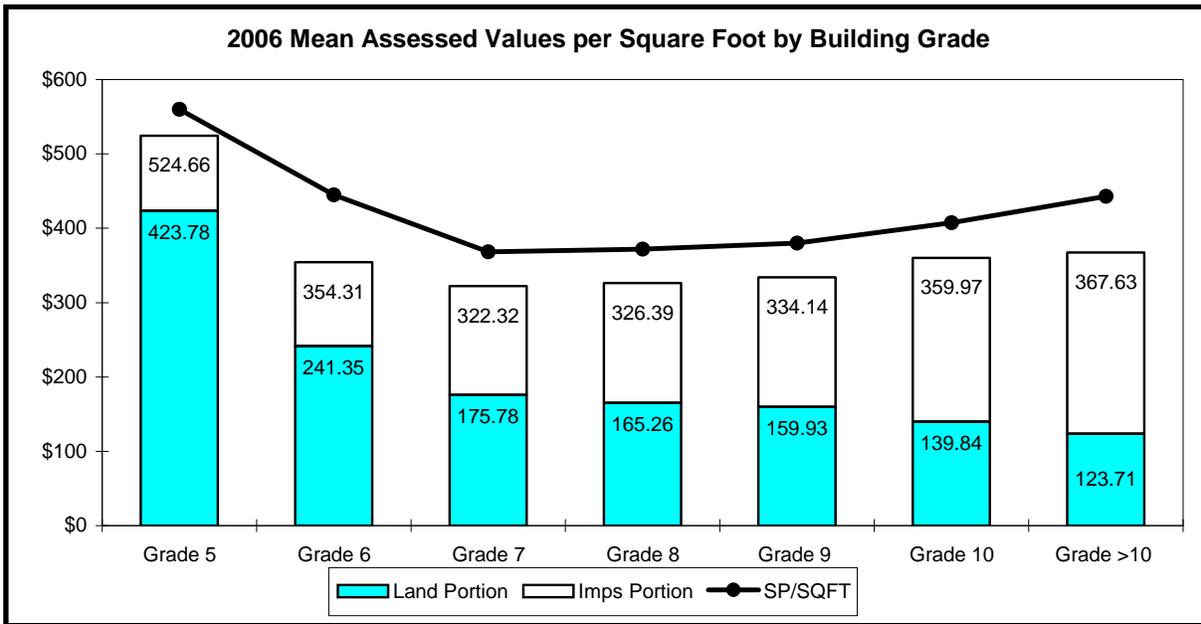
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There were only 10 sales of homes built or renovated prior to 1910.

**Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area**

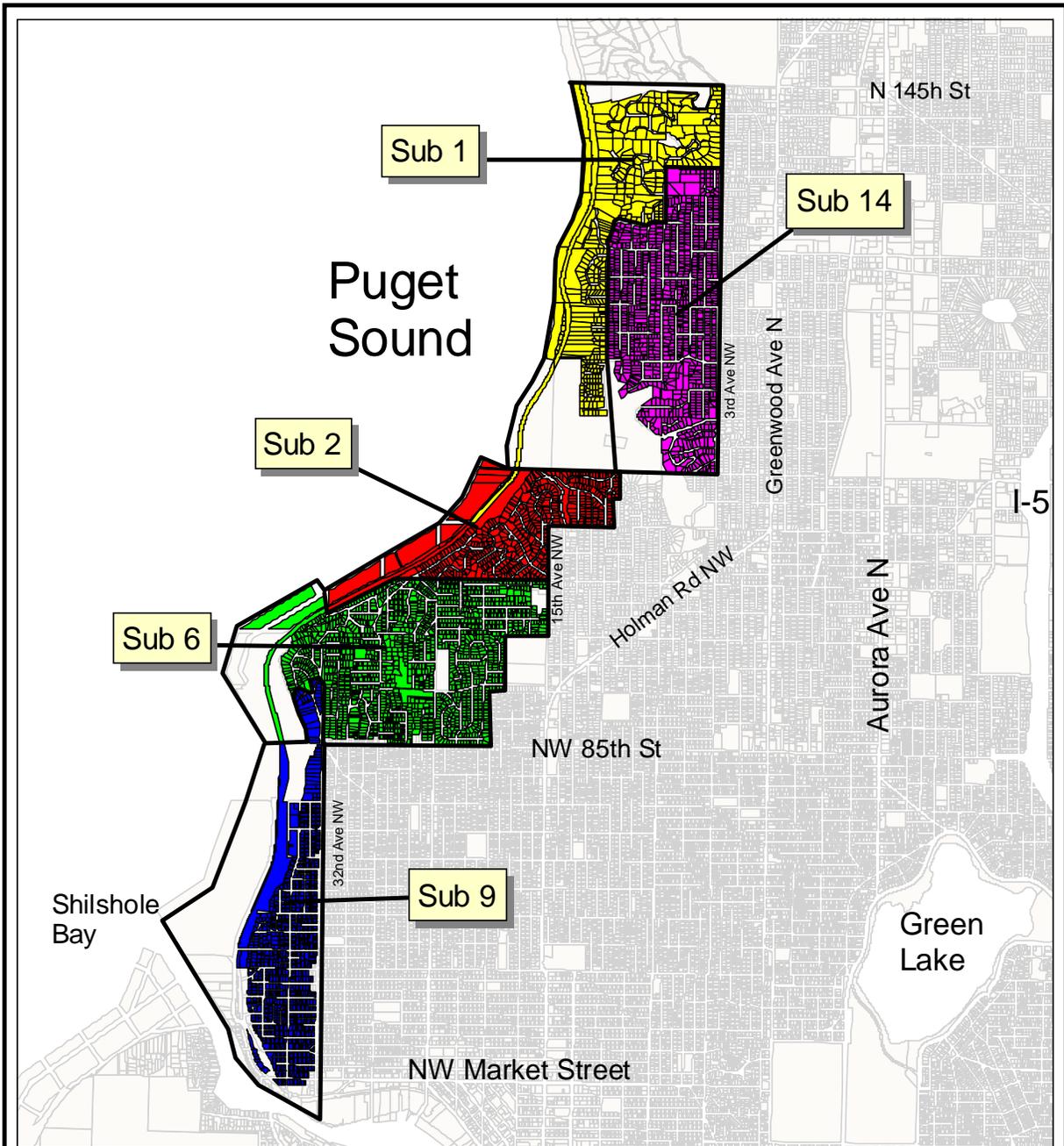


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. Over 95% of the sales (540 out of the 566 sales) are grades 7 thru 10. Only two (2) sales have “Grade 5” improvements, and twelve (12) sales have “Grade >10” improvements.



Area 39 Subareas

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0 0.2 0.4 0.6 0.8 Miles

Department of Assessments



King County

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant sales to derive a market adjustment based only on vacant land sales. Based on the total percentage change indicated by the sales sample, a market adjustment for land values was derived. This resulted in an overall 11.8% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

2007 Land Value = 2006 Land Value x 1.12, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 566 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with homes with more than 3000 SF of AGLA, or homes with an age that is greater than 50 with less than 3001 SF of ALGA were at lower assessment ratios than others and the formula adjusted them upward more than others. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

2007 Total Value = 2006 Total Value / .9208016 - (.03413297 if age>50 years & AGLA<3001) - .08007708 if AGLA >3000)

The resulting total value is rounded down to the next \$1,000, *then*:

2007 Improvements Value = 2007 Total Value minus 2007 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value ((Previous Total Value * 1.12) – 2007 Land Value = 2007 Improvements Value).

*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

*If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value ((Previous Total Value * 1.12) – 2007 Land Value = 2007 Improvements Value).

*If vacant parcels (no improvement value) only the land adjustment applies.

*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)

*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

*If residential properties exist on commercially zoned land, apply the model.

Mobile Home Update

There are no mobile homes in Area 39.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 39 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.60%

Age >50 & AGLA <3001	Yes
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% Adjustment	4.18%
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AGLA > 3000	Yes
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% Adjustment	10.34%
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Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home with an age that is greater than 50 with less than 3001 SF of AGLA would approximately receive a 12.78% upward adjustment (8.60% + 4.18%). 2870 parcels of the improved population would receive this adjustment. There were 395 sales.

A home with more than 3000 SF of AGLA would approximately receive an 18.94% upward adjustment (8.60% + 10.34%). 197 parcels of the improved population would receive this adjustment. There were 27 sales.

Approximately 29% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 39 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .976.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	2	0.938	1.035	10.3%	0.935	1.135
6	12	0.802	0.900	12.2%	0.810	0.989
7	161	0.869	0.975	12.2%	0.951	0.999
8	245	0.874	0.978	11.8%	0.959	0.996
9	104	0.877	0.979	11.6%	0.950	1.007
10	30	0.876	0.986	12.5%	0.922	1.049
>10	12	0.831	0.944	13.6%	0.820	1.068
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1910	10	0.771	0.869	12.7%	0.725	1.013
1911-1920	17	0.839	0.945	12.6%	0.851	1.040
1921-1930	40	0.854	0.963	12.7%	0.905	1.020
1931-1940	47	0.861	0.975	13.2%	0.933	1.017
1941-1950	130	0.869	0.979	12.7%	0.953	1.006
1951-1960	182	0.871	0.975	12.0%	0.954	0.996
1961-1970	29	0.874	0.952	8.9%	0.895	1.009
1971-1980	21	0.884	0.971	9.8%	0.905	1.038
1981-1990	28	0.910	1.011	11.1%	0.955	1.066
1991-2000	27	0.912	1.023	12.2%	0.970	1.077
>2000	35	0.864	0.967	11.8%	0.918	1.015
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	2	0.977	1.101	12.7%	0.731	1.470
Average	199	0.874	0.977	11.7%	0.956	0.998
Good	273	0.869	0.973	12.0%	0.955	0.990
Very Good	92	0.868	0.977	12.5%	0.943	1.010
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	367	0.876	0.978	11.6%	0.963	0.994
1.5	78	0.850	0.959	12.8%	0.927	0.991
2	105	0.865	0.969	12.0%	0.937	1.000
2.5	6	0.944	1.070	13.3%	0.992	1.147
3	10	0.889	1.027	15.5%	0.912	1.143

Area 39 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .976.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<801	16	0.847	0.952	12.3%	0.864	1.040
801-1000	32	0.881	0.988	12.1%	0.925	1.050
1001-1500	228	0.877	0.982	12.0%	0.964	1.001
1501-2000	170	0.884	0.985	11.4%	0.963	1.008
2001-2500	59	0.856	0.945	10.4%	0.902	0.989
2501-3000	34	0.891	0.978	9.9%	0.933	1.023
>3000	27	0.804	0.956	18.9%	0.882	1.029
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	255	0.869	0.975	12.2%	0.957	0.994
N	311	0.873	0.976	11.7%	0.959	0.992
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	0	NA	NA	NA	NA	NA
N	566	0.871	0.976	12.0%	0.963	0.988
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	30	0.861	0.966	12.2%	0.903	1.029
2	42	0.852	0.956	12.2%	0.901	1.011
9	121	0.863	0.972	12.6%	0.943	1.000
6	235	0.873	0.975	11.7%	0.956	0.993
14	138	0.891	0.996	11.8%	0.973	1.020
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<3000	14	0.941	1.027	9.2%	0.971	1.084
3000-5000	93	0.870	0.982	13.0%	0.950	1.015
5001-8000	258	0.867	0.971	11.9%	0.952	0.989
8001-12000	148	0.883	0.987	11.8%	0.964	1.010
12001-16000	25	0.916	1.015	10.8%	0.954	1.076
16001-20000	12	0.829	0.935	12.8%	0.788	1.082
>20000	16	0.803	0.907	13.0%	0.814	1.000

Area 39 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .976.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

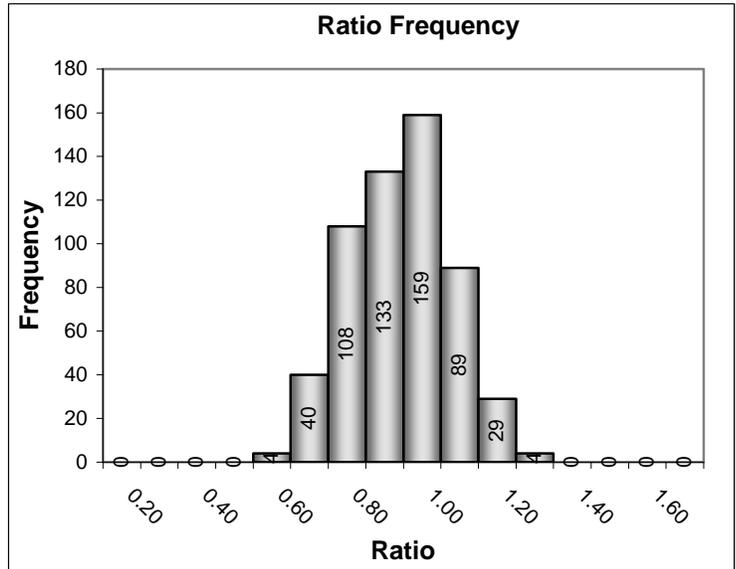
Age>50 & AGLA<3001 Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	395	0.863	0.972	12.7%	0.957	0.988
N	171	0.885	0.981	10.8%	0.959	1.002
AGLA>3000 Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	27	0.804	0.956	18.9%	0.882	1.029
N	539	0.878	0.978	11.4%	0.965	0.990

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2006	Date of Report: 5/24/2007	Sales Dates: 1/2004 - 12/2006
Area 39	Appr ID: DPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	566
Mean Assessed Value	526,400
Mean Sales Price	604,300
Standard Deviation AV	196,388
Standard Deviation SP	261,215
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.893
Median Ratio	0.898
Weighted Mean Ratio	0.871
UNIFORMITY	
Lowest ratio	0.507
Highest ratio:	1.259
Coefficient of Dispersion	12.25%
Standard Deviation	0.135
Coefficient of Variation	15.15%
Price Related Differential (PRD)	1.025
RELIABILITY	
95% Confidence: Median	
Lower limit	0.884
Upper limit	0.911
95% Confidence: Mean	
Lower limit	0.882
Upper limit	0.904
SAMPLE SIZE EVALUATION	
N (population size)	4316
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.135
Recommended minimum:	29
Actual sample size:	566
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	277
# ratios above mean:	289
z:	0.504
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

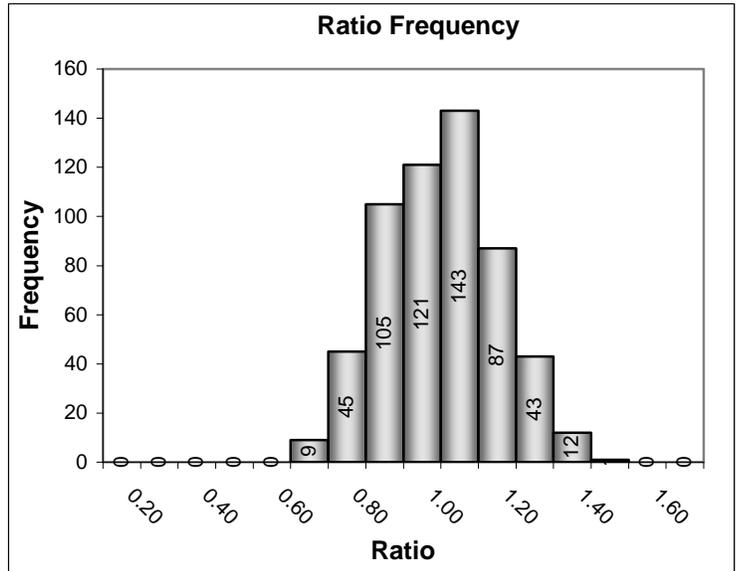
1 to 3 Unit Residences throughout area 39

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2007	Date of Report: 5/24/2007	Sales Dates: 1/2004 - 12/2006
Area 39	Appr ID: DPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	566
Mean Assessed Value	589,500
Mean Sales Price	604,300
Standard Deviation AV	223,865
Standard Deviation SP	261,215
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	1.003
Weighted Mean Ratio	0.976
UNIFORMITY	
Lowest ratio	0.601
Highest ratio:	1.417
Coefficient of Dispersion	12.19%
Standard Deviation	0.150
Coefficient of Variation	15.05%
Price Related Differential (PRD)	1.024
RELIABILITY	
95% Confidence: Median	
Lower limit	0.988
Upper limit	1.017
95% Confidence: Mean	
Lower limit	0.987
Upper limit	1.011
SAMPLE SIZE EVALUATION	
N (population size)	4316
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.150
Recommended minimum:	36
Actual sample size:	566
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	277
# ratios above mean:	289
z:	0.504
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 39

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
1	263940	0011	8/10/06	583000	1250	0	8	1952	4	7452	N	N	13221 8TH AVE NW
1	769340	0005	4/20/06	575000	1290	900	8	1958	4	6800	N	N	1202 NW 119TH ST
1	241710	0045	10/7/05	465000	1460	0	8	1954	3	6375	N	N	1238 NW 120TH ST
1	241710	0060	11/11/05	400000	1500	0	8	1954	4	6750	N	N	1212 NW 120TH ST
1	944230	0005	5/19/04	410000	1530	0	8	1950	4	10854	N	N	12105 12TH AVE NW
1	252603	9181	12/20/06	700000	1900	550	8	1979	4	15000	N	N	12011 12TH AVE NW
1	252603	9146	7/19/06	900000	2600	120	8	1947	5	24460	Y	N	11611 12TH AVE NW
1	777280	0060	12/10/04	459000	1510	620	9	1972	3	6984	N	N	1240 NW 118TH ST
1	263940	0012	3/10/06	630000	1720	1400	9	1957	4	8100	N	N	13227 8TH AVE NW
1	777280	0230	10/4/05	620000	1910	0	9	1973	4	8544	N	N	1231 NW 118TH ST
1	437970	0070	8/25/04	649000	2340	0	9	1977	3	23349	N	N	14285 SHERWOOD RD NW
1	252603	9172	11/23/04	610000	2350	0	9	1959	5	11532	N	N	12241 12TH AVE NW
1	252603	9193	7/12/05	625000	2530	0	9	1998	3	11383	N	N	12013 A 12TH AVE NW
1	085340	0270	12/3/04	600000	2560	0	9	1969	5	9620	N	N	12630 BLAKELY PL NW
1	252603	9224	8/23/04	625000	2990	0	9	1998	3	10404	N	N	12013 12TH AVE NW
1	252603	9126	7/20/06	888000	3420	0	9	1964	3	15222	N	N	1252 NW 116TH ST
1	242603	9169	10/13/05	690000	2000	530	10	1947	5	10352	N	N	14055 3RD AVE NW
1	230390	0105	11/16/06	1850000	2010	1800	10	1957	5	25255	Y	N	945 NW ELFORD DR
1	437960	0045	8/1/05	1475000	2040	0	10	1966	3	48351	Y	N	1235 NW CULBERTSON DR
1	242603	9170	9/14/05	860000	2180	0	10	1992	3	18991	N	N	14037 3RD AVE NW
1	263940	0005	3/30/05	750000	2530	0	10	1969	5	13452	N	N	13230 FRAZIER PL NW
1	437970	0050	1/9/06	1200000	2950	0	10	1965	4	27542	Y	N	14050 HILLTOP LN NW
1	242603	9275	4/21/04	829000	3060	0	10	1998	3	21302	N	N	14303 3RD AVE NW
1	252603	9209	8/6/04	860000	3360	1000	10	2004	3	11053	N	N	1227 12TH AVE NW
1	620260	0070	5/31/06	1720000	3890	0	10	1990	3	27311	Y	N	340 NW 137TH ST
1	437960	0040	4/25/05	1580000	2700	2480	11	1982	3	60548	Y	N	1100 NW NORTHWOOD RD
1	361660	0008	8/26/05	925000	2720	1020	11	1977	4	15576	Y	N	1000 NW 132ND ST
1	620260	0140	12/29/06	1174000	3000	0	11	1948	3	34500	Y	N	14013 3RD AVE NW
1	252603	9219	8/4/06	822000	3110	0	11	1995	3	10092	N	N	12009 12TH AVE NW
1	361660	0250	3/1/04	1075000	3790	0	11	1985	3	19000	Y	N	13021 13TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
2	086800	0320	7/12/05	429950	860	0	7	1946	5	7104	N	N	10503 12TH AVE NW
2	086800	0225	2/7/06	725000	1250	920	7	1948	5	8172	N	N	1312 NW WOODBINE WAY
2	086800	0420	12/27/05	500000	1340	700	7	1947	3	7117	N	N	1314 NW 105TH ST
2	086800	0215	6/14/06	630000	1360	820	7	1941	3	7800	N	N	1322 NW WOODBINE WAY
2	086800	0570	8/3/04	675000	1820	400	7	1939	5	8128	Y	N	1521 NW WOODBINE WAY
2	086800	0155	9/15/05	609995	1120	720	8	1951	4	9525	N	N	1309 NW NORCROSS WAY
2	086800	0160	5/13/05	550000	1250	850	8	1953	4	9556	N	N	1313 NW NORCROSS WAY
2	610770	0020	7/19/05	655000	1390	830	8	1957	3	8160	N	N	1100 NW NORCROSS WAY
2	086800	0245	6/5/06	715000	1400	540	8	1951	4	7800	Y	N	1236 NW WOODBINE WAY
2	086800	0175	7/2/04	580000	1440	520	8	1950	4	8040	N	N	1333 NW NORCROSS WAY
2	086800	0845	10/14/04	820000	1500	990	8	1955	4	12640	Y	N	10545 VALMAY AVE NW
2	086800	1920	2/22/06	746000	1540	500	8	1948	4	7200	Y	N	10234 BELGROVE CT NW
2	610770	0045	11/24/04	665000	1600	1040	8	1960	4	10374	N	N	10810 12TH AVE NW
2	086800	0695	2/25/05	904500	1680	970	8	1956	4	6660	Y	N	10806 VALMAY AVE NW
2	086800	1990	12/20/04	750000	1700	900	8	1952	4	24102	Y	N	10004 VINTON CT NW
2	086800	0806	4/16/04	749950	1770	0	8	1961	5	9990	Y	N	1514 NW WOODBINE WAY
2	252603	9130	2/21/06	510000	1770	540	8	1954	4	10150	N	N	10542 12TH AVE NW
2	086800	0940	4/21/05	670000	1860	400	8	1937	4	7440	Y	N	10336 VALMAY AVE NW
2	086800	2005	6/5/06	882700	2030	1200	8	1941	4	11200	Y	N	10007 RADFORD AVE NW
2	086800	0830	11/14/06	1050000	2230	1000	8	1942	4	11730	Y	N	1560 NW WOODBINE WAY
2	086800	2310	4/7/05	847000	1310	1510	9	1969	5	13950	Y	N	10329 BEDFORD CT NW
2	086800	2400	1/3/05	850000	1440	1100	9	1953	4	7460	Y	N	2402 NW BLUE RIDGE DR
2	086800	1800	8/23/06	965000	1570	360	9	1972	4	7500	Y	N	10218 RICHWOOD AVE NW
2	086800	1815	8/4/06	1195000	1620	1620	9	1995	3	8410	Y	N	2146 NW 100TH ST
2	086800	1230	6/12/06	850000	1660	1400	9	1951	4	7800	Y	N	10023 VALMAY AVE NW
2	086800	2235	3/5/04	714000	1700	1400	9	1959	4	8700	Y	N	1990 NW BLUE RIDGE DR
2	086800	2070	3/19/05	812500	1710	1600	9	1956	2	10680	Y	N	10027 RICHWOOD AVE NW
2	086800	1795	11/23/05	800000	1770	480	9	1941	5	7750	Y	N	10224 RICHWOOD AVE NW
2	086800	1380	2/26/04	666200	1770	1400	9	1947	4	11424	Y	N	10522 CULPEPPER CT NW
2	086800	1250	2/16/04	548000	1920	0	9	1952	5	9132	Y	N	10001 VALMAY AVE NW
2	086800	1910	11/14/05	760000	1930	1200	9	1946	4	7200	Y	N	10222 BELGROVE CT NW

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
2	086800	0555	1/31/05	1030000	1950	440	9	1953	3	22794	Y	N	1487 NW WOODBINE WAY
2	086800	2040	12/13/04	760000	1980	1500	9	1947	5	8220	Y	N	2331 NW BLUE RIDGE DR
2	086800	1402	2/16/05	635000	2060	1120	9	1979	3	12528	Y	N	1730 NW GREENBRIER WAY
2	086800	0630	7/11/05	1065000	2120	600	9	1942	4	8431	N	N	10562 15TH AVE NW
2	086800	0104	3/11/04	800000	2230	1780	9	1960	3	16451	Y	N	1450 NW WOODBINE WAY
2	086800	1722	11/23/04	1265000	3360	1610	9	1982	3	7860	Y	N	10027 BAYARD AVE NW
2	086800	2226	10/26/04	900000	1800	1290	10	1969	4	14544	Y	N	2000 NW BLUE RIDGE DR
2	086800	1760	1/6/04	999250	2190	710	10	1958	5	12285	Y	N	10221 BELGROVE CT NW
2	086800	0870	5/30/06	1100000	3030	560	10	1936	5	14212	N	N	10531 VALMAY AVE NW
2	086800	1655	4/2/05	1995000	3600	400	10	1939	5	11625	Y	N	1859 NW ROUNDHILL CIR
2	086800	1645	10/18/05	2400000	2640	400	12	1931	5	18677	Y	N	1857 NW ROUNDHILL CIR
6	613310	0127	4/13/05	255000	440	440	5	1945	5	3871	N	N	2600 NW 97TH ST
6	873060	0045	3/24/04	292000	540	0	5	1976	4	8144	N	N	9311 26TH PL NW
6	057900	0415	4/9/04	399900	680	300	6	1922	5	5700	Y	N	2307 NW 99TH ST
6	226700	0525	3/4/05	355000	940	0	6	2000	3	6220	N	N	8515 29TH AVE NW
6	607350	0050	10/26/05	315000	1060	0	6	1937	4	6825	N	N	9232 25TH AVE NW
6	356680	0145	8/28/06	449950	1170	0	6	1900	3	5880	N	N	2624 NW 85TH ST
6	613260	0221	7/27/05	374500	700	0	7	1945	4	3497	N	N	2630 NW NORTH BEACH DR
6	613260	0221	6/3/05	335000	700	0	7	1945	4	3497	N	N	2630 NW NORTH BEACH DR
6	613260	0720	8/27/04	260000	710	0	7	1928	3	5000	N	N	9644 26TH AVE NW
6	057900	2900	10/23/04	285000	740	0	7	1943	4	5000	N	N	1702 NW 96TH ST
6	226700	0700	4/1/05	392000	780	0	7	1931	3	3670	N	N	8606 29TH AVE NW
6	226700	0711	10/24/05	402000	810	380	7	1928	5	4500	N	N	8604 29TH AVE NW
6	444130	0355	3/11/04	315250	830	0	7	1926	4	7030	N	N	9048 LOYAL AVE NW
6	226700	0712	10/25/04	339000	840	210	7	1928	3	4020	N	N	8602 29TH AVE NW
6	226700	0070	8/24/06	457000	870	360	7	1934	3	3795	N	N	8736 FOREST HILL PL NW
6	444480	0026	1/25/05	700000	890	700	7	1928	4	4886	Y	N	3250 NW ESPLANADE
6	613260	0110	12/10/04	427500	900	250	7	1939	4	5000	Y	N	2416 NW NEPTUNE PL
6	057900	3640	7/12/04	425000	900	420	7	1960	4	2600	Y	N	2342 NW 95TH ST
6	356680	0415	6/1/06	452700	940	0	7	1939	3	5880	N	N	2640 NW 86TH ST
6	444130	0400	8/4/06	625000	990	0	7	1927	3	6487	Y	N	9209 CYRUS AVE NW

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
6	356680	0255	6/21/05	390000	1000	0	7	1916	4	5880	N	N	2651 NW 87TH ST
6	057900	0965	3/7/05	599950	1000	420	7	1932	4	4200	Y	N	9804 21ST AVE NW
6	565610	0135	5/22/06	494000	1000	830	7	1981	3	5000	N	N	9223 25TH AVE NW
6	226700	0730	4/27/04	345000	1010	0	7	1928	3	3210	N	N	8519 28TH AVE NW
6	799720	0120	6/10/04	368500	1010	660	7	1956	3	5000	N	N	2415 NW 91ST ST
6	613260	0725	12/6/04	309000	1010	0	7	1945	3	5000	N	N	9648 NW NORTH BEACH DR
6	274710	0014	3/23/06	558500	1020	1020	7	1950	5	7200	N	N	8826 28TH AVE NW
6	057900	2730	8/17/04	340000	1020	660	7	1943	4	5000	N	N	1713 NW 97TH ST
6	613260	0635	8/24/04	360500	1030	520	7	1928	4	5000	N	N	9505 25TH AVE NW
6	356680	0525	10/10/05	425000	1060	0	7	1945	4	8030	N	N	2618 NW 87TH ST
6	613260	0585	11/3/04	400000	1060	810	7	1934	4	5000	Y	N	9611 24TH AVE NW
6	444130	0455	10/12/05	650000	1120	1120	7	1942	5	7200	Y	N	9216 VIEW AVE NW
6	444130	0205	9/9/06	766300	1120	450	7	1919	4	13695	Y	N	9135 VIEW AVE NW
6	281910	0075	1/26/04	435000	1130	0	7	1937	4	6912	Y	N	3127 NW 94TH ST
6	046400	1020	10/19/04	429000	1140	660	7	1963	4	2550	N	N	9004 30TH AVE NW
6	613260	0569	5/24/05	490000	1150	970	7	1949	4	5250	Y	N	9625 24TH AVE NW
6	356680	0075	11/9/04	445000	1160	250	7	1940	4	5880	N	N	2623 NW 86TH ST
6	352603	9126	10/3/06	632000	1170	590	7	1953	3	6384	Y	N	9408 31ST AVE NW
6	352603	9073	8/11/04	431000	1180	550	7	1942	4	9563	Y	N	2504 NW 91ST ST
6	057900	3715	7/10/06	725000	1190	880	7	1937	4	7904	Y	N	2316 NW 95TH ST
6	269810	0095	4/9/04	423500	1190	220	7	1942	3	7150	N	N	8542 25TH AVE NW
6	226700	0055	8/18/04	379950	1190	670	7	1959	3	3750	N	N	3101 NW 90TH ST
6	226700	0350	5/15/06	528000	1220	530	7	1985	3	7460	N	N	8910 30TH AVE NW
6	356730	0020	3/17/06	477000	1240	400	7	1950	4	4650	N	N	2611 NW 88TH ST
6	226700	0670	6/30/04	399500	1240	550	7	1947	3	5410	N	N	8619 28TH AVE NW
6	613260	0685	6/13/06	586000	1270	0	7	1948	4	5000	N	N	9608 26TH AVE NW
6	352603	9155	7/30/04	458000	1270	830	7	1963	3	6840	N	N	9118 28TH AVE NW
6	356680	0065	3/10/06	510000	1270	0	7	1937	4	5880	N	N	2627 NW 86TH ST
6	356680	0065	8/3/04	437000	1270	0	7	1937	4	5880	N	N	2627 NW 86TH ST
6	057900	0385	4/22/05	500000	1280	880	7	1940	4	5200	Y	N	2343 NW 100TH ST
6	281860	0090	5/5/06	600000	1290	80	7	1942	4	5500	N	N	9611 27TH AVE NW

**Improved Sales Used in this Annual Update Analysis
Area 39
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
6	356680	0055	9/15/05	459000	1300	430	7	1985	3	2940	N	N	2631 NW 86TH ST
6	356680	0115	6/26/06	460000	1330	0	7	1936	4	5020	N	N	2602 NW 85TH ST
6	226700	0750	5/26/04	425000	1350	0	7	1948	4	7260	N	N	8516 29TH AVE NW
6	281810	0320	9/20/05	600000	1400	0	7	1926	4	6000	Y	N	2825 NW GOLDEN DR
6	057900	1590	10/21/05	646750	1400	850	7	1942	4	7500	Y	N	1932 NW 97TH ST
6	356680	0085	7/29/05	440000	1420	520	7	1987	3	2940	N	N	2613 NW 86TH ST
6	057900	0350	7/25/06	618000	1460	600	7	1932	4	5800	Y	N	2326 NW 99TH ST
6	356680	0490	9/27/05	439000	1460	180	7	1908	4	3012	Y	N	2634 NW 87TH ST
6	226700	0651	2/12/05	413100	1510	520	7	1942	3	6900	N	N	8712 29TH AVE NW
6	057900	2695	2/2/05	436500	1540	0	7	1937	3	6760	N	N	1902 NW 96TH ST
6	226700	0320	1/19/06	515000	1570	0	7	1928	3	7455	N	N	8561 30TH AVE NW
6	282010	0050	3/19/04	498000	1580	1030	7	1944	4	7980	N	N	9109 31ST AVE NW
6	046400	0996	8/15/06	439500	1690	0	7	1963	3	6630	N	N	2854 NW 90TH PL
6	057900	2245	3/29/04	492000	1750	180	7	1910	4	5200	Y	N	2328 NW 96TH ST
6	444480	0020	7/12/04	774000	1880	290	7	1931	4	9968	Y	N	3242 NW ESPLANADE
6	444130	0250	2/18/04	475000	2020	1800	7	1965	3	12635	Y	N	8812 GOLDEN GARDENS DR NW
6	356680	0355	9/6/05	457000	2060	0	7	1987	3	2940	Y	N	2606 NW 86TH ST
6	638300	0090	10/18/04	341000	1000	0	8	1955	4	6881	Y	N	8602 21ST AVE NW
6	613260	0675	4/1/04	396000	1020	120	8	1949	4	5000	N	N	9602 26TH AVE NW
6	352603	9111	11/1/05	470000	1030	600	8	1949	4	7800	N	N	8520 26TH AVE NW
6	282110	0115	8/15/05	480000	1060	1000	8	1950	3	6720	N	N	8931 30TH AVE NW
6	613260	0555	7/29/04	419000	1070	700	8	1950	4	5250	N	N	2660 NW 95TH ST
6	613310	0090	5/10/04	425000	1070	880	8	1995	3	5609	N	N	9659 26TH AVE NW
6	638300	0356	9/25/06	455000	1080	0	8	1955	4	7476	N	N	2135 NW 86TH ST
6	138080	0015	8/3/06	444000	1100	390	8	1953	4	6240	N	N	1515 NW 96TH ST
6	613260	0355	6/27/05	525000	1120	920	8	1945	4	5250	N	N	2608 NW 97TH ST
6	873060	0040	10/25/04	470000	1120	810	8	1953	4	9780	N	N	9317 26TH PL NW
6	057900	3700	7/3/06	752000	1140	720	8	1950	4	4784	Y	N	2322 NW 95TH ST
6	226700	0130	12/7/04	476000	1140	1140	8	1949	4	11070	N	N	8520 32ND AVE NW
6	638300	0435	12/13/04	463000	1140	900	8	1955	5	7036	N	N	2212 NW 87TH ST
6	799720	0080	10/7/04	478800	1150	460	8	1940	4	7500	Y	N	9006 25TH AVE NW

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Area 39
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
6	274710	0019	11/11/04	390000	1170	290	8	1951	3	7200	N	N	8822 28TH AVE NW
6	046400	1010	10/25/04	350000	1190	1100	8	1953	3	5100	N	N	9014 30TH AVE NW
6	226700	0482	9/29/05	600000	1230	1200	8	1964	4	7057	N	N	8751 29TH AVE NW
6	638300	0530	6/22/04	465000	1230	1010	8	1956	4	6000	N	N	8915 23RD AVE NW
6	799720	0205	12/8/04	485000	1230	570	8	1942	4	10000	Y	N	9011 25TH AVE NW
6	282010	0010	7/17/06	622000	1260	220	8	1948	4	7980	Y	N	3109 NW 92ND ST
6	057900	2210	8/22/05	610000	1270	1270	8	1950	4	5200	Y	N	2346 NW 96TH ST
6	057900	1065	5/16/05	469000	1270	450	8	1953	3	8175	N	N	1709 NW 99TH ST
6	226700	0527	2/18/05	550000	1280	760	8	1999	3	5859	N	N	8509 29TH AVE NW
6	046400	1115	4/1/04	385000	1280	340	8	1954	3	6630	N	N	2810 NW 90TH PL
6	444130	0280	8/31/04	580000	1310	720	8	1949	3	7655	Y	N	9049 LOYAL AVE NW
6	813870	0060	12/10/04	445000	1320	500	8	1950	4	5978	N	N	9510 18TH AVE NW
6	638350	0635	2/7/05	535000	1330	950	8	1955	5	6010	Y	N	2308 NW 94TH ST
6	638300	0810	8/30/04	610000	1340	1100	8	2004	3	9214	N	N	8607 JONES AVE NW
6	281810	0100	7/12/05	530000	1340	700	8	1953	4	10257	N	N	9606 29TH AVE NW
6	282110	0010	11/16/05	395000	1340	0	8	1954	3	6760	N	N	9020 31ST AVE NW
6	057900	0033	6/10/04	399950	1340	1240	8	1947	3	6000	N	N	1729 NW 100TH ST
6	057900	2550	1/27/04	460000	1340	380	8	1954	4	5200	Y	N	1925 NW 97TH ST
6	057900	1519	11/15/04	730000	1350	750	8	1999	3	6000	Y	N	1937 NW 98TH ST
6	281810	0135	7/12/05	599000	1360	1360	8	1953	4	9436	N	N	2807 NW 96TH ST
6	638300	0645	8/26/06	408500	1360	0	8	1955	4	6231	N	N	8706 JONES PL NW
6	226700	0225	8/30/04	395000	1360	830	8	1947	3	7455	N	N	8548 31ST AVE NW
6	638300	0645	8/11/04	325000	1360	0	8	1955	4	6231	N	N	8706 JONES PL NW
6	638350	0680	9/7/06	670000	1370	810	8	1955	4	7870	Y	N	9301 23RD AVE NW
6	607350	0110	4/19/04	598000	1370	1370	8	1976	4	5250	N	N	9245 25TH AVE NW
6	356680	0285	7/13/05	467000	1370	1150	8	1960	3	5880	N	N	2631 NW 87TH ST
6	638300	0585	7/29/05	512500	1380	590	8	1956	4	6000	N	N	8629 23RD AVE NW
6	046400	0385	5/5/04	461000	1390	410	8	1993	3	2550	N	N	2801 NW 93RD ST
6	638350	0510	9/23/04	550000	1390	800	8	1957	4	6600	Y	N	9340 23RD AVE NW
6	057900	1970	10/10/06	700000	1400	680	8	1958	4	6400	Y	N	2333 NW 98TH ST
6	057900	2520	10/24/06	594000	1400	900	8	1960	3	5200	Y	N	1907 NW 97TH ST

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Area 39
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
6	613260	0485	7/29/04	402550	1410	300	8	1953	3	5250	N	N	2613 NW 96TH ST
6	638300	0155	2/2/05	420000	1420	0	8	1954	4	6009	Y	N	8709 21ST AVE NW
6	281860	0025	10/15/04	825000	1440	520	8	1949	4	13350	Y	N	2724 NW ESPLANADE
6	638350	0075	4/25/06	580000	1450	0	8	1955	5	6600	Y	N	9209 20TH AVE NW
6	046400	1175	4/18/06	540000	1450	1000	8	1964	4	5100	N	N	2817 NW 90TH ST
6	607350	0105	4/21/05	569000	1460	1270	8	1969	4	5250	Y	N	9249 25TH AVE NW
6	813870	0090	4/30/04	465000	1460	600	8	1952	4	6800	N	N	9510 18TH PL NW
6	613260	0340	7/12/05	620000	1470	840	8	1954	4	6914	Y	N	9649 26TH AVE NW
6	607350	0100	5/23/06	525000	1470	770	8	1959	4	6240	N	N	2509 NW 95TH ST
6	352603	9107	7/1/04	393500	1470	0	8	1960	3	8240	N	N	8700 26TH AVE NW
6	057900	2055	4/9/04	669000	1480	1000	8	1956	4	5500	Y	N	2322 NW 97TH ST
6	057900	0820	7/16/04	550000	1490	600	8	1959	4	5000	Y	N	9803 21ST AVE NW
6	638350	0405	11/3/06	600000	1510	920	8	1956	4	5538	N	N	8788 22ND AVE NW
6	638300	0785	5/26/06	605000	1510	1000	8	1956	4	7203	N	N	8711 JONES AVE NW
6	226700	0386	9/6/05	610000	1510	230	8	1933	3	21260	N	N	8580 30TH AVE NW
6	638350	0405	11/29/05	541900	1510	920	8	1956	4	5538	N	N	8788 22ND AVE NW
6	638350	0660	6/23/05	665000	1520	920	8	1956	4	11611	Y	N	9321 23RD AVE NW
6	638300	0400	10/13/04	515000	1520	590	8	1955	4	6000	Y	N	8747 22ND AVE NW
6	638350	0665	7/27/05	625000	1520	1520	8	1956	5	9552	Y	N	9317 23RD AVE NW
6	267560	0038	4/19/04	420000	1520	430	8	1960	4	8160	N	N	9616 17TH AVE NW
6	352603	9161	3/20/06	836000	1540	1370	8	1959	4	6480	Y	N	3027 NW 94TH ST
6	057900	1410	11/23/05	625000	1540	800	8	1964	4	5100	N	N	1724 NW 97TH ST
6	638350	0425	5/27/04	569990	1540	1200	8	1956	4	7210	Y	N	2110 NW 94TH ST
6	638350	0760	4/15/05	529000	1550	760	8	1956	4	8494	N	N	2324 NW 90TH ST
6	444480	0050	4/18/05	700000	1550	730	8	1960	4	10240	Y	N	3239 NW ESPLANADE
6	057900	0305	12/17/04	730000	1560	1320	8	1952	4	5200	Y	N	2303 NW 100TH ST
6	057900	3630	6/6/06	700000	1560	530	8	1993	3	5200	Y	N	9542 24TH AVE NW
6	638350	0100	5/9/05	655000	1580	1040	8	1958	4	6421	Y	N	9239 20TH AVE NW
6	282110	0051	6/6/05	425000	1600	0	8	1954	3	6370	N	N	3021 NW 89TH ST
6	638300	0420	12/1/04	535000	1600	780	8	1956	4	6000	Y	N	8723 22ND AVE NW
6	638350	0365	4/13/04	485000	1600	1290	8	1956	5	6850	Y	N	2106 NW 90TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
6	057900	2410	7/12/04	705000	1620	1010	8	1956	4	10000	Y	N	2144 NW 96TH ST
6	226700	0615	10/19/04	495000	1630	0	8	1929	4	5360	N	N	8725 28TH AVE NW
6	057900	1360	1/6/06	575000	1660	1200	8	1962	3	8840	Y	N	1748 NW 97TH ST
6	352603	9187	10/24/06	899000	1670	1080	8	1964	4	6531	Y	N	9302 31ST AVE NW
6	638320	0035	8/15/06	502500	1670	0	8	1958	3	7430	Y	N	8726 24TH AVE NW
6	638350	0585	2/9/04	525000	1670	250	8	1955	5	6632	Y	N	2210 NW 90TH ST
6	046400	0055	6/23/05	670000	1680	800	8	1947	4	5100	Y	N	2818 NW 94TH ST
6	281910	0030	10/13/05	711000	1680	1040	8	1948	4	8320	Y	N	3102 NW 94TH ST
6	638300	0190	5/24/05	440000	1684	0	8	1954	5	6553	Y	N	8619 21ST AVE NW
6	638300	0040	5/30/06	679157	1700	900	8	1954	4	7380	Y	N	8714 21ST AVE NW
6	444130	0501	12/12/05	688000	1710	260	8	1988	3	5215	Y	N	9226 ALVIN PL NW
6	057900	3270	5/1/06	650000	1720	1000	8	1953	3	5200	N	N	1922 NW 95TH ST
6	057900	0360	6/16/05	671000	1720	640	8	2005	3	2900	Y	N	2330 NW 99TH ST
6	799720	0110	6/2/05	568000	1730	1300	8	1953	4	5000	Y	N	9022 25TH AVE NW
6	057900	1895	12/23/05	703000	1750	1700	8	1957	4	7500	Y	N	2106 NW 97TH ST
6	226700	0565	5/26/06	752500	1790	360	8	1930	3	7150	N	N	8827 28TH AVE NW
6	057900	3140	1/2/04	468500	1810	0	8	1994	3	5200	N	N	1925 NW 96TH ST
6	046400	1025	7/3/06	719950	1820	780	8	2003	3	5100	N	N	2858 30TH AVE NW
6	046400	1025	1/19/04	495000	1820	780	8	2003	3	5100	N	N	2858 30TH AVE NW
6	352603	9179	10/12/06	677000	1910	0	8	1965	4	8197	Y	N	2601 NW 92ND ST
6	057900	2280	6/5/06	812000	1920	1200	8	1951	4	10400	Y	N	2310 NW 96TH ST
6	613310	0085	9/3/04	539950	1920	600	8	1973	3	9943	N	N	9633 26TH AVE NW
6	057900	2250	5/11/05	675000	1940	670	8	2004	3	2600	Y	N	2324 NW 96TH ST
6	638300	0055	3/14/05	515000	1950	0	8	1954	4	7383	Y	N	8650 21ST AVE NW
6	613260	0460	8/16/06	750000	2000	240	8	1985	3	13925	N	N	2641 NW 96TH ST
6	226700	0285	7/9/04	410000	2060	0	8	1938	3	7455	N	N	8515 30TH AVE NW
6	444130	0536	6/2/05	869000	2150	800	8	1988	3	13500	Y	N	3278 NW ESPLANADE
6	613260	0402	6/30/06	689950	2180	0	8	1990	3	5250	N	N	2609 NW 97TH ST
6	352603	9222	9/27/06	589950	2260	0	8	1975	3	7700	N	N	9208 26TH PL NW
6	057900	0630	12/10/05	675000	2270	0	8	1971	4	6448	Y	N	9815 21ST AVE NW
6	057900	2775	10/5/06	635000	2290	0	8	1997	3	5002	N	N	1731 NW 97TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
6	352603	9063	12/26/06	760000	2310	0	8	1947	5	7323	Y	N	2501 NW 92ND ST
6	444130	0220	7/18/06	1105000	2390	460	8	1954	5	12000	Y	N	9221 VIEW AVE NW
6	057900	3111	2/8/06	700000	2450	450	8	1952	5	5200	N	N	1911 NW 96TH ST
6	352603	9113	7/12/05	775000	2500	1040	8	1946	5	12971	N	N	9301 26TH PL NW
6	057900	2495	7/28/04	750000	2540	0	8	1954	5	7500	Y	N	9601 21ST AVE NW
6	226700	0572	6/29/05	537950	2820	420	8	1980	3	8170	N	N	8817 28TH AVE NW
6	565610	0225	6/7/06	865000	3910	0	8	2001	3	5000	Y	N	9226 26TH AVE NW
6	565610	0225	4/26/05	755000	3910	0	8	2001	3	5000	Y	N	9226 26TH AVE NW
6	352603	9084	7/11/06	860000	1060	0	9	1942	4	19338	N	N	9115 27TH AVE NW
6	444130	0160	3/1/05	975000	1130	1010	9	2006	3	11283	Y	N	9037 VIEW AVE NW
6	638350	0200	4/26/04	481500	1330	700	9	1955	4	7500	Y	N	1906 NW 90TH ST
6	638350	0525	11/15/05	622000	1360	280	9	1955	4	6319	Y	N	9136 23RD AVE NW
6	352603	9088	6/14/04	649000	1360	760	9	1936	4	16250	N	N	9202 27TH AVE NW
6	638350	0160	6/7/06	725000	1390	770	9	1954	4	7500	Y	N	2009 NW 92ND ST
6	638300	0510	7/20/05	603000	1390	590	9	1956	4	6339	Y	N	2315 NW 90TH ST
6	813870	0025	9/27/05	590000	1420	1210	9	1948	4	8874	N	N	1817 NW 95TH ST
6	638300	0300	5/13/04	545000	1450	920	9	1956	4	6000	Y	N	8752 22ND AVE NW
6	281860	0020	6/28/06	955000	1510	1090	9	1942	3	9556	Y	N	2720 NW ESPLANADE
6	613260	0015	1/10/06	820000	1540	700	9	1950	4	4669	Y	N	2624 NW ESPLANADE
6	638300	0310	4/12/05	557000	1560	750	9	1957	4	6000	Y	N	8764 22ND AVE NW
6	607350	0015	8/30/04	598500	1570	1570	9	1954	4	7500	Y	N	9253 24TH AVE NW
6	638300	0565	7/25/05	659000	1580	940	9	1956	5	6000	N	N	8721 23RD AVE NW
6	638350	0505	9/24/04	659000	1580	500	9	1956	4	7964	Y	N	9334 23RD AVE NW
6	638350	0706	1/17/06	625000	1600	1580	9	1960	4	8167	Y	N	9117 23RD AVE NW
6	638350	0165	6/30/05	695000	1620	1160	9	1954	5	6942	Y	N	9022 21ST AVE NW
6	281910	0110	7/14/04	665000	1640	950	9	1962	4	6480	Y	N	3114 NW 93RD ST
6	638300	0480	8/17/04	525000	1700	660	9	1956	4	6000	Y	N	8914 23RD AVE NW
6	638300	0320	8/17/06	682000	1710	0	9	1955	4	6000	Y	N	8776 22ND AVE NW
6	638350	0340	7/26/05	688000	1720	1020	9	1955	4	10166	Y	N	9201 21ST AVE NW
6	638350	0565	3/29/06	697000	1730	1240	9	1956	5	6489	Y	N	9023 22ND AVE NW
6	638300	0290	1/4/06	689000	1730	1200	9	1955	4	6000	Y	N	8742 22ND AVE NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
6	352603	9206	2/14/06	610000	1740	980	9	1973	3	7250	Y	N	9114 31ST AVE NW
6	057900	2150	10/14/04	769000	1750	500	9	1962	4	7800	Y	N	2325 NW 97TH ST
6	444130	0140	9/12/05	880000	1750	1630	9	1950	4	10563	Y	N	9009 VIEW AVE NW
6	565610	0195	5/25/04	560000	1810	1310	9	1968	5	5000	Y	N	9206 26TH AVE NW
6	813870	0040	9/22/04	500000	1810	400	9	1946	4	10800	N	N	1801 NW 95TH ST
6	046400	0360	7/10/06	902000	1850	380	9	2002	3	5100	Y	N	2808 NW 93RD ST
6	057900	1285	7/2/04	525802	1900	1100	9	1965	4	12699	Y	N	1720 NW 97TH ST
6	352603	9232	9/10/04	575000	2060	0	9	1996	3	7261	N	N	2506 NW 87TH ST
6	057900	2385	1/17/06	784900	2160	900	9	1949	4	7300	Y	N	2151 NW 97TH ST
6	352603	9160	1/7/04	700000	2170	1220	9	2000	3	16857	Y	N	9109 27TH AVE NW
6	565610	0041	1/2/04	590000	2180	600	9	1988	3	5500	Y	N	9201 24TH AVE NW
6	444130	0350	6/6/05	850000	2190	900	9	1925	5	7030	Y	N	9046 LOYAL AVE NW
6	352603	9194	7/12/06	759000	2320	340	9	1986	3	7694	Y	N	2503 NW 92ND ST
6	356680	0485	11/25/05	557500	2440	0	9	2005	3	3012	Y	N	2638 NW 87TH ST
6	613260	0252	11/18/04	725000	2470	830	9	1983	3	3124	Y	N	9820 TRITON DR NW
6	281810	0261	7/12/06	1295000	2490	1180	9	1974	3	9988	Y	N	9545 31ST AVE NW
6	613260	0251	6/7/04	690000	2510	1400	9	1929	5	6300	Y	N	2618 NW 98TH ST
6	281910	0005	8/2/06	970000	2570	1600	9	1949	4	9504	Y	N	9420 WHITNEY PL NW
6	046400	1105	2/19/04	739500	2830	1020	9	2003	3	5100	N	N	2818 NW 90TH PL
6	057900	3149	3/4/06	1035000	3060	810	9	2004	3	5200	Y	N	1929 NW 96TH ST
6	057900	3820	8/28/06	1500000	3130	600	9	2001	3	4983	Y	N	2335 NW 95TH ST
6	046400	0870	8/8/05	940000	3130	1160	9	2003	3	5100	Y	N	2808 NW 91ST ST
6	565610	0100	3/21/05	675000	3590	740	9	1980	3	5250	Y	N	9220 25TH AVE NW
6	281810	0060	6/1/04	865000	1450	1400	10	1970	4	7861	Y	N	3014 NW ESPLANADE
6	444130	0510	4/10/05	682950	2110	0	10	1989	3	10072	Y	N	3131 NW 93RD ST
6	444130	0300	12/7/06	1560000	2840	1500	10	1933	4	32595	N	N	9017 LOYAL AVE NW
6	444130	0165	5/5/04	1300000	3300	1390	10	1998	3	11570	Y	N	9039 VIEW AVE NW
6	444130	0340	3/9/06	1250000	2690	700	11	2005	3	6581	Y	N	9036 LOYAL AVE NW
6	444130	0335	6/27/06	1400000	3500	1200	11	2005	3	6561	N	N	9032 LOYAL AVE NW
9	048600	0260	12/14/06	410000	670	0	6	1922	4	4000	N	N	6824 33RD PL NW
9	048600	0165	4/19/05	325000	700	0	6	1916	5	2665	N	N	6720 33RD AVE NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
9	309650	0035	5/9/06	450000	790	0	6	1919	4	5500	N	N	3225 NW 61ST ST
9	309650	0035	11/4/05	400000	790	0	6	1919	4	5500	N	N	3225 NW 61ST ST
9	309650	0035	7/22/04	300000	790	0	6	1919	4	5500	N	N	3225 NW 61ST ST
9	341360	0110	5/26/04	265000	690	0	7	1949	3	5500	N	N	3216 NW 68TH ST
9	117600	0853	1/26/04	359000	840	500	7	1945	5	5400	N	N	3208 NW 56TH ST
9	808240	0100	5/7/04	390000	860	520	7	1925	4	3561	N	N	7317 32ND AVE NW
9	048600	0105	1/26/05	347950	880	420	7	1920	4	4200	N	N	6705 32ND AVE NW
9	048600	0105	4/26/04	290000	880	420	7	1920	4	4200	N	N	6705 32ND AVE NW
9	808190	0031	11/16/06	620000	960	600	7	1926	4	3500	Y	N	3220 NW 70TH ST
9	048600	0411	9/26/06	580000	980	200	7	1959	4	8480	N	N	3430 NW 65TH ST
9	309650	0020	8/9/04	399900	1000	360	7	1919	4	5500	N	N	3215 NW 61ST ST
9	102503	9096	9/3/04	342000	1020	0	7	1910	5	1676	Y	N	3255 NW 61ST ST
9	117700	0070	7/19/04	385000	1030	200	7	1933	4	6000	N	N	3219 NW 59TH ST
9	117600	0205	12/14/05	440000	1040	0	7	1941	3	6000	N	N	3440 NW 59TH ST
9	117600	0205	9/16/04	370000	1040	0	7	1941	3	6000	N	N	3440 NW 59TH ST
9	767730	0080	6/3/04	400000	1040	400	7	1927	4	4200	Y	N	6805 35TH AVE NW
9	048600	0115	7/8/04	330000	1050	80	7	1923	4	4320	N	N	6721 32ND AVE NW
9	047200	0055	8/23/06	674950	1110	890	7	1921	5	5000	N	N	7731 32ND AVE NW
9	117600	0325	2/6/06	450000	1170	0	7	1965	3	6000	N	N	3218 NW 59TH ST
9	047200	0065	2/1/05	409600	1230	610	7	1939	4	5000	N	N	7727 32ND AVE NW
9	690820	0107	4/12/06	463500	1250	680	7	1932	4	4155	N	N	6211 32ND AVE NW
9	690820	0285	6/29/06	550000	1250	580	7	1952	4	8100	Y	N	6425 34TH AVE NW
9	787050	0120	8/24/06	500000	1260	400	7	1906	5	3250	Y	N	3412 NW 65TH ST
9	808190	0205	8/25/04	345000	1260	0	7	1926	4	4140	N	N	7107 32ND AVE NW
9	117600	0995	11/18/05	450000	1290	250	7	1948	4	6850	N	N	3218 NW MARKET ST
9	117600	0908	8/24/06	684000	1330	790	7	1947	5	4000	Y	N	3258 NW 56TH ST
9	102503	9074	3/9/04	379000	1330	0	7	1921	4	2849	N	N	6017 34TH AVE NW
9	047200	0300	2/1/06	460000	1340	0	7	1904	4	4750	N	N	7541 32ND AVE NW
9	309600	0010	10/6/06	540000	1400	0	7	1919	4	3935	N	N	6109 32ND AVE NW
9	117600	0920	8/28/06	680000	1400	750	7	1947	5	6000	N	N	3249 NW 56TH ST
9	808240	0160	5/19/06	525000	1420	1060	7	1922	4	4747	Y	N	3220 NW 74TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
9	808190	0211	4/1/05	455000	1480	0	7	1946	4	4909	N	N	3216 NW 71ST ST
9	048600	0130	9/28/04	400000	1490	0	7	1916	4	4000	N	N	3217 NW 68TH ST
9	047200	0160	3/24/06	588750	1530	430	7	1941	4	5000	N	N	7716 33RD AVE NW
9	690820	0270	9/22/06	861000	1600	430	7	1928	5	8100	Y	N	3419 NW 65TH ST
9	048600	0202	2/28/05	403500	1610	0	7	1984	3	4356	N	N	6712 33RD AVE NW
9	767940	0076	7/20/04	510000	1640	0	7	1924	4	4416	Y	N	3411 NW 68TH ST
9	787050	0130	5/4/04	467000	1650	0	7	1909	4	5000	Y	N	3406 NW 65TH ST
9	309650	0005	6/19/06	610000	1680	600	7	1919	4	3997	N	N	6015 32ND AVE NW
9	341360	0025	4/8/04	530000	1700	0	7	1925	5	5000	N	N	3221 NW 70TH ST
9	117600	0932	6/27/06	645000	1720	0	7	1947	5	6000	N	N	3239 NW 56TH ST
9	690820	0395	5/7/04	495000	1740	0	7	1940	5	5400	Y	N	3426 NW 62ND ST
9	690820	0440	9/27/06	730000	1750	300	7	1906	4	8100	N	N	3427 NW 62ND ST
9	444130	0105	8/14/06	550000	2090	900	7	1948	4	9650	N	N	8756 SYLVAN PL NW
9	117700	0130	12/14/06	585000	1020	1020	8	1950	3	6000	N	N	3224 NW 57TH ST
9	117600	0700	12/16/05	540000	1040	720	8	1939	5	6000	N	N	3413 NW 57TH ST
9	690820	0060	10/20/06	682500	1100	450	8	1940	4	4750	Y	N	3251 NW 64TH ST
9	690820	0550	3/30/05	673000	1110	700	8	1942	3	6215	Y	N	3616 NW 64TH ST
9	047200	0340	11/9/05	435000	1150	300	8	1948	4	4750	N	N	7519 32ND AVE NW
9	117700	0022	3/1/06	590000	1160	740	8	1956	3	5440	Y	N	3248 NW 57TH ST
9	690820	0420	6/13/06	539000	1160	600	8	1949	3	4020	Y	N	3449 NW 62ND ST
9	117700	0023	11/15/05	515000	1160	500	8	1956	4	5440	Y	N	3240 NW 57TH ST
9	102503	9181	1/27/06	494000	1190	740	8	1946	3	4000	Y	N	6037 35TH PL NW
9	808240	0161	6/19/06	650000	1230	600	8	1948	5	4790	Y	N	3224 NW 74TH ST
9	102503	9121	2/11/05	430500	1230	300	8	1956	3	3760	N	N	6040 35TH AVE NW
9	808240	0161	4/26/04	427950	1230	600	8	1948	5	4790	Y	N	3224 NW 74TH ST
9	048600	0625	7/27/05	759000	1280	800	8	1948	4	5395	Y	N	6515 37TH AVE NW
9	048600	0625	10/25/05	750000	1280	800	8	1948	4	5395	Y	N	6515 37TH AVE NW
9	048600	0564	12/9/05	760000	1290	430	8	1954	4	6555	Y	N	3547 NW 67TH ST
9	808240	0165	8/8/06	629415	1300	600	8	1949	4	4764	Y	N	3232 NW 74TH ST
9	787050	0090	6/20/05	675000	1340	910	8	1912	5	5000	N	N	3409 NW 66TH ST
9	047200	0270	9/30/05	540000	1360	300	8	1928	4	3325	N	N	7553 32ND AVE NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
9	341360	0095	8/19/05	591000	1380	900	8	1951	5	4895	N	N	3200 NW 68TH ST
9	690820	0616	7/1/05	760000	1410	880	8	1944	4	4092	Y	N	3631 NW 64TH ST
9	117600	1065	8/8/05	619000	1420	940	8	1956	5	6400	Y	N	3427 NW 56TH ST
9	117600	0966	9/12/05	480000	1480	0	8	1946	5	4486	N	N	5521 32ND AVE NW
9	048600	0624	6/19/06	850000	1520	1220	8	1949	4	4140	Y	N	6533 37TH AVE NW
9	048600	0492	4/26/04	581000	1520	1520	8	1955	4	7680	Y	N	6735 35TH AVE NW
9	048600	0492	2/20/04	540000	1520	1520	8	1955	4	7680	Y	N	6735 35TH AVE NW
9	808190	0206	3/24/06	630000	1530	0	8	1929	5	5060	N	N	7103 32ND AVE NW
9	102503	9177	10/21/05	617000	1530	460	8	1947	3	5100	Y	N	6002 34TH AVE NW
9	102503	9117	8/25/05	560000	1530	170	8	1938	5	3760	N	N	6022 35TH AVE NW
9	690820	0515	6/17/05	715000	1540	910	8	1950	3	5985	Y	N	6203 36TH AVE NW
9	117600	0480	12/28/05	675000	1650	750	8	1940	5	6400	Y	N	3426 NW 57TH ST
9	047200	0625	9/20/06	580000	1670	700	8	1951	3	4750	N	N	3306 NW 75TH ST
9	047200	0104	6/18/04	475000	1670	300	8	1947	4	5160	N	N	3206 NW 77TH ST
9	117600	0125	6/13/05	635000	1690	220	8	1940	5	6000	N	N	3515 NW 60TH ST
9	048600	0475	10/27/04	654500	1700	260	8	1938	5	7280	N	N	6514 36TH AVE NW
9	047200	0005	12/4/04	553000	1740	0	8	1924	5	5000	N	N	7757 32ND AVE NW
9	102503	9012	6/15/04	580000	1740	800	8	1956	5	5826	N	N	6110 36TH AVE NW
9	047200	0500	8/30/04	550000	1760	680	8	2000	3	2375	N	N	7552 33RD AVE NW
9	117600	0265	12/7/06	600000	1760	500	8	1935	5	6000	N	N	3231 NW 60TH ST
9	808240	0026	5/6/05	600000	1810	0	8	1919	4	4301	N	N	3214 NW 72ND ST
9	690820	0006	6/27/06	600000	1820	0	8	1937	5	4080	Y	N	6116 34TH AVE NW
9	808190	0016	12/10/04	494500	1890	600	8	1927	5	4625	N	N	7019 32ND AVE NW
9	048600	0250	10/25/06	815000	1900	510	8	1926	4	4700	Y	N	6822 34TH AVE NW
9	237170	0070	11/22/05	610000	1900	540	8	1946	4	4800	Y	N	3512 NW 60TH ST
9	237170	0065	6/23/06	689000	1960	300	8	1946	4	4800	N	N	6008 35TH PL NW
9	102503	9180	10/13/04	573000	1990	660	8	1946	4	5200	N	N	6031 35TH PL NW
9	237170	0055	7/29/05	575000	2020	300	8	1946	3	4800	Y	N	6020 35TH PL NW
9	808190	0070	5/30/06	1156000	2030	500	8	1921	5	5300	Y	N	3403 NW 71ST ST
9	117600	0808	7/7/06	835000	2080	0	8	1916	4	7200	N	N	3235 NW 57TH ST
9	047200	0730	10/25/06	567000	2110	450	8	1942	5	4750	Y	N	7534 34TH AVE NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
9	690820	0025	7/27/06	820000	2150	0	8	1907	5	5400	N	N	3231 NW 62ND ST
9	690820	0090	7/26/05	672000	2210	0	8	1924	4	8100	N	N	3215 NW 64TH ST
9	690820	0650	3/28/05	699000	1410	920	9	2004	3	1987	Y	N	6121 37TH AVE NW
9	690820	0652	2/10/05	699000	1440	940	9	2004	3	2052	Y	N	6121 37TH AVE NW
9	767730	0085	4/20/05	865000	1620	840	9	1929	5	4429	Y	N	6801 35TH AVE NW
9	787050	0070	4/23/04	620000	1730	1500	9	1946	4	6013	Y	N	3419 NW 67TH ST
9	048600	0087	6/8/06	830000	1920	790	9	2002	3	5470	N	N	3214 NW 67TH ST
9	048600	0620	5/7/04	844000	1980	890	9	1991	3	7308	Y	N	6505 37TH AVE NW
9	808240	0215	3/18/05	985000	2080	600	9	1926	5	5022	Y	N	3420 NW 72ND ST
9	808190	0060	6/13/05	717000	2090	500	9	1941	5	4600	Y	N	7002 34TH AVE NW
9	048600	0230	4/18/05	707500	2210	600	9	1985	3	5000	Y	N	3309 NW 70TH ST
9	690820	0030	2/6/06	875000	2400	0	9	2005	3	5385	Y	N	3225 NW 62ND ST
9	690820	0030	11/4/04	627500	2400	0	9	2005	3	5385	Y	N	3225 NW 62ND ST
9	048600	0600	4/29/04	665500	2940	0	9	2000	3	3000	N	N	3604 NW 65TH ST
9	048600	0559	1/20/04	1037000	3010	490	9	1994	3	4988	Y	N	6727 37TH AVE NW
9	047200	0895	8/31/05	813000	3340	0	9	1992	3	5000	Y	N	3300 NW 77TH ST
9	808240	0061	6/28/06	915000	3380	0	9	1990	3	4295	Y	N	7206 34TH AVE NW
9	808190	0175	4/3/06	1395000	2140	0	10	1908	3	13800	N	N	3306 NW 71ST ST
9	808190	0076	7/7/05	995000	2170	600	10	1928	5	4200	Y	N	7007 34TH AVE NW
9	117600	0435	8/25/04	785000	2400	140	10	2002	3	6400	Y	N	3417 NW 59TH ST
9	102503	9100	11/15/04	824750	2670	760	10	2004	3	5189	N	N	3528 NW 60TH ST
9	309650	0070	1/20/04	725000	2810	0	10	2003	3	5531	N	N	3214 NW 60TH ST
9	048600	0562	5/12/05	1360000	3010	1050	10	2001	3	5600	Y	N	6717 37TH AVE NW
9	808190	0036	5/20/05	865000	3090	0	10	1998	3	4255	Y	N	7010 34TH AVE NW
9	690820	0540	10/25/05	1220000	2590	0	11	2002	3	10000	N	N	6414 37TH AVE NW
9	867440	0086	11/15/06	2650000	3730	0	12	1992	3	36000	Y	N	8051 32ND AVE NW
14	252603	9113	3/28/06	280000	670	0	6	1930	4	3899	N	N	910 NW 120TH ST
14	891050	0460	7/12/05	375000	750	0	6	1917	4	18956	N	N	11057 3RD AVE NW
14	093000	0430	9/22/04	310000	1290	0	6	1921	4	6272	Y	N	12014 7TH AVE NW
14	152630	0015	11/1/06	378500	840	0	7	1948	4	11862	N	N	11739 4TH AVE NW
14	252603	9093	10/23/06	375000	880	0	7	1947	4	6600	N	N	922 NW 122ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
14	092300	0500	8/5/04	269500	910	0	7	1940	3	7680	N	N	13045 6TH AVE NW
14	252603	9098	5/20/04	299000	980	0	7	1949	3	7500	N	N	911 NW 122ND ST
14	252603	9098	4/16/04	235000	980	0	7	1949	3	7500	N	N	911 NW 122ND ST
14	093300	0005	8/9/06	410000	990	410	7	1951	3	7680	N	N	421 NW 130TH ST
14	112400	0125	2/18/05	326950	990	0	7	1950	3	8100	N	N	12238 11TH AVE NW
14	092300	0235	8/17/05	385000	1000	0	7	1939	5	8157	N	N	13212 4TH AVE NW
14	112400	0020	12/2/04	287225	1010	0	7	1951	3	8100	N	N	12240 12TH AVE NW
14	092300	0270	2/17/05	303000	1020	0	7	1948	4	8155	N	N	13221 3RD AVE NW
14	764040	0126	6/23/04	303000	1030	0	7	1953	3	8100	N	N	12740 11TH AVE NW
14	437820	0010	2/17/04	350000	1060	300	7	1953	4	8100	N	N	12050 12TH AVE NW
14	093000	0040	1/5/04	265700	1070	0	7	1966	3	5120	N	N	12232 7TH AVE NW
14	603740	0025	2/22/05	369950	1080	0	7	1951	5	8160	N	N	12537 4TH AVE NW
14	093000	0310	8/29/06	230000	1090	0	7	1939	3	8320	N	N	12055 3RD AVE NW
14	761120	0065	6/30/06	450000	1100	0	7	1953	3	16843	N	N	11811 9TH AVE NW
14	112400	0065	10/19/04	393000	1100	590	7	1951	4	8100	N	N	12245 11TH AVE NW
14	299480	0005	4/25/04	312000	1110	850	7	1951	4	8704	N	N	12757 3RD AVE NW
14	437820	0015	11/13/06	435500	1130	450	7	1953	3	8100	N	N	12046 12TH AVE NW
14	093000	0234	2/20/04	333000	1130	1130	7	1947	5	7680	N	N	12253 3RD AVE NW
14	112400	0085	12/5/05	378000	1140	0	7	1951	4	8100	N	N	12225 11TH AVE NW
14	891050	0485	4/22/05	370000	1180	720	7	1947	3	8380	N	N	11019 3RD AVE NW
14	092300	0255	8/25/05	345000	1180	640	7	1944	4	8159	N	N	13209 3RD AVE NW
14	093000	0131	1/13/06	435000	1200	790	7	1943	4	8960	Y	N	12220 6TH AVE NW
14	228150	0025	4/13/04	279950	1210	0	7	1947	4	8100	N	N	11733 3RD AVE NW
14	112400	0050	7/26/06	440000	1260	0	7	1951	5	8505	N	N	12204 12TH AVE NW
14	112400	0050	5/6/05	402250	1260	0	7	1951	5	8505	N	N	12204 12TH AVE NW
14	093300	0085	5/24/04	299950	1280	0	7	1947	3	7680	N	N	12741 4TH AVE NW
14	112400	0010	10/11/05	347000	1320	0	7	1951	3	8100	N	N	12252 12TH AVE NW
14	112400	0135	10/25/04	276000	1320	0	7	1951	3	8100	N	N	12222 11TH AVE NW
14	437820	0025	8/8/06	465000	1330	0	7	1953	3	8040	N	N	12032 12TH AVE NW
14	092300	0364	6/27/06	366400	1330	0	7	1948	4	8160	N	N	13045 3RD AVE NW
14	112400	0178	9/27/05	386500	1340	0	7	1952	4	8156	N	N	12224 10TH AVE NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
14	252603	9057	2/16/05	455000	1350	600	7	1941	4	10954	N	N	12035 9TH AVE NW
14	252603	9052	2/1/05	395000	1350	900	7	1948	4	6922	N	N	12205 9TH AVE NW
14	252603	9004	11/2/04	294950	1350	0	7	1947	4	6600	N	N	928 NW 122ND ST
14	112400	0153	8/10/05	345000	1380	0	7	1952	3	9750	N	N	941 NW 125TH ST
14	228150	0055	9/19/04	355000	1380	0	7	1947	4	8505	Y	N	11704 4TH AVE NW
14	252603	9014	11/17/04	415000	1430	0	7	1953	4	7650	N	N	1014 NW 120TH ST
14	112400	0130	8/8/05	406000	1440	0	7	1950	3	8100	N	N	12232 11TH AVE NW
14	228150	0035	2/6/06	369000	1440	0	7	1947	4	8100	N	N	11721 3RD AVE NW
14	092300	0225	10/13/04	420000	1460	200	7	1939	4	8153	N	N	13230 4TH AVE NW
14	112400	0145	5/31/06	490000	1520	0	7	1951	4	8100	N	N	12210 11TH AVE NW
14	112700	0005	4/5/04	350000	1530	0	7	1953	4	6045	N	N	1011 NW 122ND ST
14	276120	0015	5/2/06	625000	1560	0	7	1955	5	8432	N	N	12620 6TH AVE NW
14	112700	0065	4/4/06	441000	1580	0	7	1953	4	6420	N	N	12020 10TH AVE NW
14	112700	0056	5/26/06	427000	1600	0	7	1963	4	8749	N	N	12004 10TH AVE NW
14	437870	0020	10/11/04	325000	1650	0	7	1958	3	7920	N	N	12033 11TH AVE NW
14	891050	0466	6/24/05	580000	1830	240	7	1918	5	24864	N	N	324 NW PUGET DR
14	391840	0120	7/21/04	319995	1830	0	7	1951	4	7475	N	N	303 NW 117TH ST
14	276100	0005	2/18/04	375000	1880	0	7	1955	5	6930	N	N	600 NW 126TH PL
14	112400	0060	7/25/05	546500	1940	0	7	1950	5	8100	N	N	12253 11TH AVE NW
14	437820	0030	11/1/05	469920	2130	0	7	1953	4	8710	N	N	12026 12TH AVE NW
14	754230	0040	8/24/05	410000	960	0	8	1947	4	10880	Y	N	12736 7TH AVE NW
14	299480	0020	8/22/05	331500	990	0	8	1948	4	8840	N	N	12743 3RD AVE NW
14	092300	0324	10/1/05	360000	1080	0	8	1949	4	8160	N	N	13022 4TH AVE NW
14	891050	0026	6/17/04	467500	1120	800	8	1951	3	19787	N	N	11501 6TH AVE NW
14	891050	0471	12/5/05	400000	1140	0	8	1954	3	7785	N	N	504 NW 110TH ST
14	092300	0319	2/20/06	365000	1150	0	8	1951	4	8100	N	N	13026 4TH AVE NW
14	252603	9046	11/14/06	505000	1210	320	8	1953	4	7599	Y	N	12055 9TH AVE NW
14	093000	0210	4/13/06	580000	1250	170	8	1946	4	7680	Y	N	12202 4TH AVE NW
14	093000	0307	2/23/05	330000	1280	0	8	1940	4	8704	N	N	12051 3RD AVE NW
14	764040	0075	12/10/04	515000	1290	800	8	1952	4	8100	Y	N	12741 10TH AVE NW
14	764040	0170	8/22/05	350000	1290	0	8	1953	4	8100	N	N	12542 11TH AVE NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
14	610690	0015	3/9/05	395000	1300	730	8	1976	3	13100	N	N	11414 9TH AVE NW
14	764090	0080	7/21/04	350000	1320	0	8	1955	3	8100	N	N	12506 11TH AVE NW
14	252603	9149	10/10/06	535000	1330	600	8	1955	3	7608	N	N	12036 8TH AVE NW
14	252603	9090	9/10/05	480000	1340	400	8	1955	3	14995	N	N	12025 9TH AVE NW
14	737060	0050	2/2/06	425000	1340	0	8	1950	3	8100	Y	N	603 NW 127TH ST
14	093000	0289	9/8/06	486500	1350	450	8	1951	3	7620	N	N	12015 3RD AVE NW
14	764040	0010	11/4/06	615000	1360	680	8	1952	4	10000	Y	N	12746 10TH AVE NW
14	754230	0090	6/23/06	652600	1370	820	8	1955	4	7260	Y	N	12726 8TH AVE NW
14	764040	0140	9/9/04	315000	1390	0	8	1953	4	8141	N	N	12758 11TH AVE NW
14	437870	0030	4/18/05	451050	1400	780	8	1958	4	7920	N	N	12021 11TH AVE NW
14	737060	0021	4/22/04	458000	1410	1000	8	1951	4	7380	Y	N	12557 7TH AVE NW
14	242603	9216	1/21/04	440000	1410	200	8	1954	4	6750	Y	N	12524 9TH AVE NW
14	228760	0045	8/26/04	439500	1430	600	8	1960	3	8301	N	N	12508 4TH AVE NW
14	252603	9035	2/23/06	477400	1440	0	8	1954	4	5568	Y	N	12030 9TH AVE NW
14	361960	0160	10/4/06	715000	1440	1440	8	1953	4	12369	Y	N	13050 10TH AVE NW
14	252603	9128	6/28/05	425000	1460	600	8	1954	4	6949	N	N	711 NW 125TH ST
14	361960	0115	4/10/06	680000	1470	1690	8	1941	5	11854	Y	N	13025 9TH AVE NW
14	891050	0426	11/10/04	449950	1480	1360	8	1963	4	26230	N	N	645 NW CARKEEK PARK RD
14	093000	0219	10/14/05	395000	1490	880	8	1950	4	7680	N	N	12215 3RD AVE NW
14	092300	0439	2/21/06	531000	1510	0	8	1955	4	7680	N	N	617 NW 132ND ST
14	761120	0147	8/12/04	391750	1530	0	8	1954	3	10017	N	N	814 NW 118TH ST
14	276120	0005	8/11/05	480000	1560	720	8	1956	4	7752	Y	N	12630 6TH AVE NW
14	242603	9233	8/22/06	533000	1580	610	8	1959	4	7200	N	N	12514 10TH AVE NW
14	361960	0030	2/22/05	425000	1620	0	8	1929	2	12000	Y	N	13043 8TH AVE NW
14	764040	0046	12/1/05	470000	1630	1080	8	1953	4	7500	Y	N	12552 10TH AVE NW
14	242603	9218	3/18/04	625000	1630	1300	8	1939	5	11205	Y	N	12525 8TH AVE NW
14	737060	0045	9/28/05	456000	1680	0	8	1950	3	8100	Y	N	609 NW 127TH ST
14	764090	0060	8/25/05	387500	1680	0	8	1959	3	8131	N	N	12523 10TH AVE NW
14	761120	0210	5/11/06	725000	1690	600	8	1950	4	20000	N	N	719 NW 116TH ST
14	242603	9097	10/20/05	399000	1710	0	8	1954	4	5814	N	N	704 NW 125TH ST
14	252603	9037	5/18/04	437500	1710	0	8	1935	4	9878	Y	N	12005 8TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
14	764040	0195	4/7/05	395000	1770	0	8	1952	3	8100	N	N	12753 11TH AVE NW
14	889400	0010	7/15/04	660000	1780	1450	8	1955	4	11706	Y	N	11609 6TH AVE NW
14	093000	0270	6/24/04	418000	1800	0	8	2003	3	7620	N	N	12010 4TH AVE NW
14	276100	0035	6/1/04	392150	1950	0	8	1954	3	7590	Y	N	12503 6TH AVE NW
14	135520	0100	6/13/06	611000	2080	660	8	1986	3	11446	N	N	634 NW 114TH PL
14	242603	9133	8/19/04	550000	2190	0	8	1942	4	10200	Y	N	12760 8TH AVE NW
14	112400	0090	4/12/04	429000	2210	0	8	1951	5	8100	N	N	12215 11TH AVE NW
14	754230	0082	3/15/05	564950	2220	590	8	1992	3	6600	Y	N	12716 8TH AVE NW
14	242603	9112	9/16/04	499900	2250	320	8	1942	4	9600	N	N	12520 7TH AVE NW
14	361660	0075	2/14/06	464500	2260	0	8	1952	4	11393	N	N	13042 12TH AVE NW
14	764090	0055	3/30/06	550500	2370	0	8	1959	5	8110	N	N	12529 10TH AVE NW
14	092300	0343	12/15/04	480000	2430	0	8	1989	3	8160	N	N	13027 3RD AVE NW
14	889400	0020	6/15/05	726500	2540	750	8	1951	5	13309	Y	N	622 NW 116TH ST
14	093000	0160	5/11/04	521000	2870	0	8	1948	5	8258	Y	N	12233 4TH AVE NW
14	891050	0434	2/10/05	560000	3040	0	8	1988	4	16484	N	N	353 NW 112TH ST
14	763990	0100	6/5/06	700000	1510	500	9	1952	4	8750	Y	N	12535 8TH AVE NW
14	228760	0015	1/30/06	475000	1510	1000	9	1960	5	7540	N	N	12545 3RD AVE NW
14	361960	0070	5/3/04	569000	1650	1280	9	1952	3	14334	Y	N	823 NW 132ND ST
14	763990	0146	6/28/06	792000	1790	300	9	1953	4	7438	Y	N	12753 9TH AVE NW
14	135520	0050	12/22/04	547450	1820	450	9	1971	4	10368	N	N	631 NW 114TH PL
14	228760	0050	6/28/04	380000	1860	0	9	1958	3	8160	Y	N	12503 3RD AVE NW
14	135520	0040	6/22/04	575000	1870	1170	9	1971	4	10975	N	N	637 NW 114TH PL
14	135520	0070	5/25/04	575000	1890	400	9	1971	4	13761	Y	N	621 NW 114TH PL
14	619000	0095	3/31/06	669950	2000	780	9	1962	4	11162	N	N	13500 NORTHSHIRE RD NW
14	135525	0110	8/12/04	505000	2080	0	9	1987	3	9692	N	N	361 NW 113TH PL
14	093000	0112	3/26/04	582000	2420	1420	9	1988	3	7680	Y	N	12243 6TH AVE NW
14	361960	0104	8/4/06	729000	2600	0	9	1940	4	7500	Y	N	13011 9TH AVE NW
14	252603	9228	4/19/05	707000	2840	0	9	2004	3	6305	N	N	910 NW 122ND ST
14	361660	0012	7/19/04	610000	2880	0	9	1984	3	10398	N	N	1104 NW 130TH ST
14	361660	0090	3/4/05	680000	2920	1170	9	1986	3	11044	Y	N	13044 12TH AVE NW
14	092300	0393	11/29/05	875000	3250	1160	9	2005	3	8160	N	N	13020 6TH AVE NW

**Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
14	242603	9301	11/9/06	1100000	3460	1100	9	2006	3	7222	Y	N	12515 8TH AVE NW
14	761120	0207	3/14/06	985000	2610	990	10	1999	3	9608	Y	N	705 NW 116TH ST
14	242603	9084	11/9/05	825000	2670	670	10	2004	3	6800	N	N	12546 7TH AVE NW
14	242603	9084	6/21/05	825000	2670	670	10	2004	3	6800	N	N	12546 7TH AVE NW
14	092300	0056	1/26/04	550000	2760	0	10	1990	3	7978	N	N	13237 7TH AVE NW
14	761120	0230	10/15/04	729500	2830	560	10	2004	3	11488	N	N	837 NW 116TH ST
14	761120	0231	9/30/04	699000	2920	0	10	2004	3	10085	N	N	841 NW 116TH ST
14	361960	0065	11/18/04	860000	2900	1920	11	1991	3	13500	Y	N	13038 9TH AVE NW
14	242603	9050	10/23/06	875000	4340	0	11	1978	3	7425	Y	N	12512 9TH AVE NW

**Improved Sales Removed from this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	085340	0030	6/11/04	1000000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	230390	0050	6/26/06	1850000	IMP COUNT
1	230390	0055	8/23/05	1850000	IMP. CHAR. CHANGED SINCE SALE
1	252603	9064	7/20/05	2800000	IMP COUNT
1	252603	9183	10/31/05	300000	DOR RATIO...
1	361660	0002	1/27/04	300000	% COMPLETE...
1	361960	0073	7/19/06	495000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
1	437970	0020	12/12/06	1040000	RELOCATION
1	437970	0020	12/12/06	1040000	RELOCATION
1	620260	0090	8/10/05	765000	% COMPLETE
1	620260	0250	11/1/05	207269	RELATED PARTY, FRIEND, OR NEIGHBOR...
1	769340	0045	11/17/04	375000	DOR RATIO...
2	086800	0165	11/11/04	425000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
2	086800	0189	8/15/05	785000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
2	086800	0230	9/17/04	397950	DIAGNOSTIC OUTLIER
2	086800	0295	5/9/06	789950	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
2	086800	0370	5/13/05	350000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	086800	0462	8/2/05	519800	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
2	086800	0470	8/9/05	522000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
2	086800	0905	9/1/05	900000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	086800	1140	8/8/05	864500	% COMPLETE
2	086800	1235	7/16/04	625000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
2	086800	1525	12/13/05	204000	DOR RATIO
2	086800	1811	6/23/05	747000	OBSOLESCENCE...
2	086800	1935	9/21/04	720000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
2	086800	2025	6/28/04	787500	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
2	086800	2270	8/6/04	850000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
2	086800	2325	5/10/04	925000	DIAGNOSTIC OUTLIER
2	086800	2360	6/14/06	1450000	DIAGNOSTIC OUTLIER
2	086800	2410	9/29/06	2700000	DIAGNOSTIC OUTLIER
6	046400	1091	10/20/06	125488	DOR RATIO...
6	057900	0350	7/20/04	450000	QUIT CLAIM DEED
6	057900	0360	6/24/04	250000	DOR RATIO
6	057900	1519	4/7/05	80000	PARTIAL INTEREST (1/3, 1/2, Etc.)...
6	057900	1800	10/15/05	635000	QUIT CLAIM DEED...
6	057900	1945	8/16/06	640000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
6	057900	2220	6/7/05	675000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
6	057900	2530	2/16/05	390000	DIAGNOSTIC OUTLIER
6	057900	3340	6/23/06	1707000	DIAGNOSTIC OUTLIER
6	057900	3640	5/14/04	381000	EXEMPT FROM EXCISE TAX
6	057900	3875	4/27/04	639500	IMP. CHAR. CHANGED SINCE SALE
6	057900	3890	1/10/05	715000	SEGREGATION AND/OR MERGER
6	138080	0020	8/9/06	445000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
6	226700	0210	11/29/05	200000	NON-REPRESENTATIVE SALE
6	226700	0255	3/23/04	133750	BANKRUPTCY - RECEIVER OR TRUSTEE...

**Improved Sales Removed from this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	226700	0255	3/23/04	133750	PARTIAL INTEREST (1/3, 1/2, Etc.)...
6	226700	0360	6/6/06	300000	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	226700	0471	3/22/04	110000	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	226700	0471	6/26/06	440000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	226700	0551	7/7/05	300000	QUIT CLAIM DEED
6	226700	0625	4/22/05	425000	IMP. CHAR. CHANGED SINCE SALE
6	226700	0730	4/27/04	345000	RELOCATION
6	267560	0011	6/8/04	250000	DIAGNOSTIC OUTLIER
6	267560	0110	3/8/04	390000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
6	281810	0005	7/13/06	40000	DOR RATIO
6	281860	0005	1/23/06	21000	DOR RATIO
6	281860	0015	4/25/05	8208	DOR RATIO
6	281860	0020	5/24/05	8181	DOR RATIO
6	281860	0025	8/10/06	60000	DOR RATIO
6	281910	0005	11/18/05	275000	DOR RATIO...
6	281910	0030	2/22/05	235000	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	281910	0045	4/29/04	125000	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	282010	0045	5/6/04	440500	OBSOLESCENCE
6	282110	0110	10/12/04	502000	IMP. CHAR. CHANGED SINCE SALE
6	352603	9090	5/31/06	250000	DOR RATIO
6	352603	9095	9/1/04	395000	IMP. CHAR. CHANGED SINCE SALE...
6	352603	9178	11/10/04	399950	IMP. CHAR. CHANGED SINCE SALE
6	352603	9184	1/26/06	106134	PARTIAL INTEREST (1/3, 1/2, Etc.)...
6	352603	9207	9/27/04	518000	IMP. CHAR. CHANGED SINCE SALE
6	352603	9207	4/8/04	385000	IMP. CHAR. CHANGED SINCE SALE
6	356680	0050	4/13/04	163000	PARTIAL INTEREST (1/3, 1/2, Etc.)...
6	356680	0115	7/19/05	385000	IMP. CHAR. CHANGED SINCE SALE
6	356680	0125	12/5/06	201000	QUIT CLAIM DEED
6	356680	0490	7/14/04	432500	SEGREGATION AND/OR MERGER
6	356730	0030	9/29/04	333000	IMP. CHAR. CHANGED SINCE SALE
6	356730	0125	7/12/04	390000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	431150	0050	6/14/05	617000	OBSOLESCENCE
6	444130	0335	8/24/04	600000	DOR RATIO
6	607350	0180	7/13/05	430000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
6	613260	0040	7/29/05	775000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
6	613260	0251	1/22/04	675000	SEGREGATION AND/OR MERGER
6	613260	0252	2/21/06	675000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	613260	0569	5/5/04	415000	IMP. CHAR. CHANGED SINCE SALE
6	613310	0094	4/20/04	415000	DIAGNOSTIC OUTLIER
6	638300	0565	3/7/05	461000	IMP. CHAR. CHANGED SINCE SALE
6	638300	0680	4/6/06	650000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	638300	0810	2/19/04	322000	IMP. CHAR. CHANGED SINCE SALE...
6	638350	0575	6/15/05	235062	DOR RATIO...
6	638350	0645	6/2/06	480000	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	638350	0710	2/24/04	515000	IMP. CHAR. CHANGED SINCE SALE

**Improved Sales Removed from this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	638350	0755	6/16/05	152500	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	638390	0070	8/31/05	620000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
9	047200	0365	5/30/06	525000	RELOCATION
9	047200	0365	5/22/06	525000	RELOCATION
9	047200	0750	10/26/06	776000	STATEMENT TO DOR
9	048600	0493	3/24/04	850000	OBSOLESCENCE
9	048600	0550	6/15/05	799000	NO MARKET EXPOSURE
9	048600	0560	4/22/04	250000	DOR RATIO
9	102503	9174	9/3/04	162923	DOR RATIO...
9	102503	9183	6/10/04	450000	IMP. CHAR. CHANGED SINCE SALE
9	102503	9194	6/15/05	555000	IMP. CHAR. CHANGED SINCE SALE
9	117600	0280	6/16/04	445000	IMP. CHAR. CHANGED SINCE SALE
9	117600	0475	11/29/04	415000	STATEMENT TO DOR
9	117600	0480	12/29/04	410000	IMP. CHAR. CHANGED SINCE SALE
9	117600	0616	8/14/06	750000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
9	117600	0700	4/25/05	355000	IMP. CHAR. CHANGED SINCE SALE
9	117600	0740	12/12/05	385000	% COMPLETE
9	117600	0865	7/20/04	111575	PARTIAL INTEREST (1/3, 1/2, Etc.)...
9	117600	0908	10/12/05	375000	IMP. CHAR. CHANGED SINCE SALE
9	117600	0910	1/30/04	122168	DOR RATIO...
9	117600	0920	10/7/04	490000	IMP. CHAR. CHANGED SINCE SALE
9	117600	1043	12/27/06	8767	DOR RATIO
9	117600	1106	4/8/05	390000	OBSOLESCENCE
9	117700	0120	12/9/04	380000	IMP. CHAR. CHANGED SINCE SALE
9	237170	0030	5/17/04	475000	IMP. CHAR. CHANGED SINCE SALE
9	637750	0036	3/4/04	475000	NON-REPRESENTATIVE SALE
9	690820	0021	6/3/04	421000	IMP. CHAR. CHANGED SINCE SALE
9	690820	0031	2/6/06	185000	DIAGNOSTIC OUTLIER
9	690820	0147	12/10/04	609500	UNFIN AREA
9	690820	0155	8/26/04	430000	IMP. CHAR. CHANGED SINCE SALE
9	690820	0270	4/2/04	545000	IMP. CHAR. CHANGED SINCE SALE
9	690820	0338	3/9/05	606100	IMP. CHAR. CHANGED SINCE SALE
9	690820	0365	10/25/04	450000	DIAGNOSTIC OUTLIER
9	690820	0421	7/20/05	449000	IMP. CHAR. CHANGED SINCE SALE
9	690820	0435	7/29/04	400300	DOR RATIO
9	690820	0457	2/19/04	163000	PARTIAL INTEREST (1/3, 1/2, Etc.)...
9	690820	0490	4/9/04	539000	IMP. CHAR. CHANGED SINCE SALE
9	690820	0640	5/2/05	1100000	OBSOLESCENCE...
9	787050	0090	1/29/04	449000	IMP. CHAR. CHANGED SINCE SALE
9	808190	0130	7/26/04	795000	IMP. CHAR. CHANGED SINCE SALE
9	808190	0145	7/22/04	970000	NO MARKET EXPOSURE
9	808190	0166	1/8/04	440000	IMP. CHAR. CHANGED SINCE SALE
9	808190	0175	8/19/05	1025000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
9	867440	0089	4/5/04	1100000	IMP. CHAR. CHANGED SINCE SALE
14	092300	0135	3/7/06	162135	PARTIAL INTEREST (1/3, 1/2, Etc.)...

**Improved Sales Removed from this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
14	092300	0190	3/6/06	490000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
14	092300	0230	3/3/04	328000	IMP. CHAR. CHANGED SINCE SALE
14	092300	0393	10/20/04	270000	DOR RATIO
14	093000	0120	3/29/05	430000	OBSOLESCENCE
14	093300	0060	1/12/04	379500	IMP. CHAR. CHANGED SINCE SALE...
14	093300	0090	10/20/05	134399	RELATED PARTY, FRIEND, OR NEIGHBOR...
14	112400	0060	11/2/04	286000	IMP. CHAR. CHANGED SINCE SALE
14	112400	0110	10/26/04	250000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
14	112700	0060	6/15/06	425000	RELOCATION
14	112700	0060	6/15/06	425000	RELOCATION
14	112700	0085	11/30/04	320000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
14	135520	0010	8/24/05	547000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
14	152630	0025	5/6/05	462000	OBSOLESCENCE...
14	228150	0100	5/7/04	122830	RELATED PARTY, FRIEND, OR NEIGHBOR...
14	228150	0100	7/15/05	142290	DOR RATIO...
14	228760	0010	9/29/04	350000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
14	242603	9029	6/14/06	1125000	OBSOLESCENCE...
14	242603	9183	6/29/05	772500	OBSOLESCENCE
14	242603	9228	3/12/04	106742	RELATED PARTY, FRIEND, OR NEIGHBOR...
14	242603	9228	3/9/04	106742	RELATED PARTY, FRIEND, OR NEIGHBOR...
14	252603	9052	1/9/04	460000	SEGREGATION AND/OR MERGER
14	252603	9078	11/23/05	699950	OBSOLESCENCE
14	252603	9089	9/17/04	357500	OBSOLESCENCE
14	252603	9105	7/15/05	530000	STATEMENT TO DOR
14	361660	0070	9/24/05	720000	SEGREGATION AND/OR MERGER
14	361660	0075	9/21/04	125000	PARTIAL INTEREST (1/3, 1/2, Etc.)...
14	361660	0075	9/21/04	125000	PARTIAL INTEREST (1/3, 1/2, Etc.)...
14	361660	0075	9/21/04	125000	PARTIAL INTEREST (1/3, 1/2, Etc.)...
14	391840	0094	9/13/06	700000	OBSOLESCENCE
14	437870	0025	10/27/05	45500	RELATED PARTY, FRIEND, OR NEIGHBOR...
14	437870	0025	10/27/05	45500	RELATED PARTY, FRIEND, OR NEIGHBOR...
14	603740	0030	12/5/05	309950	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
14	619000	0100	4/27/05	725000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
14	761120	0205	6/14/05	775000	IMP. CHAR. CHANGED SINCE SALE
14	764040	0130	8/11/05	340000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
14	764040	0136	4/20/04	299900	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
14	764040	0165	6/1/06	511000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
14	764040	0260	12/6/04	350000	OBSOLESCENCE
14	764040	0275	4/21/05	429000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
14	764040	0300	8/19/04	173451	RELATED PARTY, FRIEND, OR NEIGHBOR...
14	891050	0360	3/18/04	467500	OBSOLESCENCE
14	891050	0441	6/26/04	298500	ESTATE ADMIN., GUARDIAN, OR EXECUTOR



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Scott Noble
Assessor

MEMORANDUM

DATE: January 4, 2007
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr